

STAFF REPORT

July 10, 2003

No. 03CA017 - Comprehensive Plan Amendment to amend the Major Street Plan **ITEM 27**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bypass LLC
REQUEST	No. 03CA017 - Comprehensive Plan Amendment to amend the Major Street Plan
EXISTING LEGAL DESCRIPTION	The S1/2 of Section 21; and, the NE1/4, NW1/4 SE1/4, E1/2 NW1/4 and the NE1/4 SW1/4 of Section 28, all located in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	North and west of the intersection of I-90 and Elk Vale Road
EXISTING ZONING	Light Industrial District/General Commercial District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Light Industrial District/General Agriculture District
East:	Box Elder
West:	General Agriculture District/Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to amend the Major Street Plan be approved with the following stipulation:

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall demonstrate that the elevations of the water and sewer line(s) to be located within the proposed relocated street(s) are in compliance with the City's Utility Master Plan.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a minor arterial street located along the north lot line and to relocate a collector street located along the north-south quarter section line in the western portion of the property. The applicant has also submitted a Preliminary Plat to create seven commercial lots and 11 light industrial lots on the subject property. In addition, the applicant has

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submitted a Variance to the Subdivision Regulations to waive the requirement to improve a section line highway located along the north lot line of the subject property and to allow platting half of a right-of-way. (See companion items #03PL067 and 03SV023.)

On May 5, 2003, the City Council approved a Layout Plat to subdivide 139 acres into 34 lots. The Layout Plat included the subject property. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to improve Elk Vale Road with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvement.

The property is located north and west of the intersection of I-90 and Elk Vale Road and is currently void of any structural development.

STAFF REVIEW:

The Major Street Plan identifies a minor arterial street located along the north lot line within a section line highway. The applicant is proposing to relocate the minor arterial street approximately 500 feet south of the section line highway. The applicant has indicated that the eastern end of the section line highway is located within the 100 year floodplain. In particular, a portion of the section line highway is located in the hydraulic floodway. As such, the Engineering Division has indicated support for the applicant's proposed road relocation.

The Major Street Plan identifies a collector road along the quarter section line located in the western half of the subject property. The applicant is proposing to relocate the collector road approximately 100 feet east of the quarter section line. The applicant has again identified that a portion of the current location of the collector road is located within the 100 year floodplain. In particular, that portion of the collector road to be located directly north of Section 28 in Section 21 is located within the hydraulic floodway. Relocating the collector road as proposed will provide improved access to the buildable area(s) in Section 21 located outside of the 100 year floodplain. In addition, the Engineering Division has indicated that the topography within this area is less severe supporting that the road be relocated as identified.

The Engineering Division has indicated that a Master Utility Plan has been reviewed and approved for this area. As such, prior to City Council approval, the applicant must demonstrate that the elevations of the water and sewer line(s) to be located within the proposed relocated street(s) are in compliance with the City's Utility Master Plan. Staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to relocate the minor arterial street and the collector street be approved with the stipulation the proposed locations are in compliance with the City's Utility Master Plan.