

STAFF REPORT

July 10, 2003

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**No. 03SR035 - 11-6-19 SDCL Review to allow construction of a street in the Section Line Highway** **ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	<b>No. 03SR035 - 11-6-19 SDCL Review to allow construction of a street in the Section Line Highway</b>
EXISTING LEGAL DESCRIPTION	Government Lot 1 and 2, Less ROW, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	In the southeast quadrant of the current Parkview Drive terminus
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	General Agriculture District
South:	County
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	06/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow construction of a street in the Section Line Highway be approved with the following stipulations:

Engineering Division Recommendations:

1. Fifth Street shall be constructed in compliance with City approved road construction plans;
2. Prior to the start of construction for Parkview Drive, construction plans shall be submitted for review and approval. In addition, the construction of Parkview Drive shall comply with the City approved road construction plans;

Fire Department Recommendation:

3. Temporary turnarounds shall be provided at the northern terminus of Fifth Street and the southern terminus of Parkview Drive to accommodate Fire Department apparatus; and,

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#### Air Quality Division Recommendation:

4. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre.

#### GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to allow the construction of two streets, Parkview Drive and Fifth Street, in a section line highway located along the west lot line of the subject property. The applicant has also submitted a Layout Plat to create a ten acre parcel as a multi-family development site. In addition, the applicant has 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. (See companion items #03SR035 and 03PL072.)

On March 3, 2003, the City Council approved a Layout Plat to create 23 commercial lots on property located south of the subject property also owned by the applicant. In addition, the City approved a Master Plan on an additional forty acres located directly north of the Layout Plat that included the subject property.

On December 2, 2002 the City Council denied without prejudice Layout Plat #02PL052 to subdivide the subject property into twenty commercial lots. The subject property is located in the northeast corner of the intersection of Catron Boulevard and the proposed right-of-way location for the future extension

#### STAFF REVIEW:

Staff has reviewed the request and has identified the following considerations:

Major Street Plan: The Major Street Plan identifies Fifth Street and Parkview Drive as a principal arterial road and a collector road, respectively. The applicant's site plan identifies that the two streets will be build in compliance with the Major Street Plan. The City has approved road construction plans for Fifth Street. However, to date, road construction plans for Parkview Drive have not been submitted for review and approval. As such, staff is recommending that Fifth Street be constructed in compliance with the approved road construction plans and that prior to the start of construction for Parkview Drive, construction plans for Parkview Drive be submitted for review and approval. In addition, the construction of Parkview Drive must comply with the approved road construction plans. The Fire Department has also indicated that temporary turnarounds must be provided at the northern terminus of Fifth Street and the southern terminus of Parkview Drive to accommodate fire department apparatus.

Air Quality: The Air Quality Division has indicated that the subject property is located within the Air Quality Control Zone. An Air Quality Permit will be needed prior to any construction and/or development resulting in a surface disturbance in excess of one acre for that area of the property located within the Air Quality Control Zone.

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Comprehensive Plan: The Rapid City Comprehensive Plan identifies the appropriate land use for this area as residential and commercial. The construction of the proposed streets will serve the needs of the area as it develops and/or redevelops. Staff finds that the construction of the proposed streets is consistent with the adopted Comprehensive Plan and recommends that the 11-6-19 SDCL Review be approved with the stipulations as outlined above.