

STAFF REPORT  
July 22, 2004

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**No. 04CA028 - Amendment to the Comprehensive Plan to relocate a Collector Street on the Major Street Plan**      **ITEM 34**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04CA028 - Amendment to the Comprehensive Plan to relocate a Collector Street on the Major Street Plan</b>
EXISTING LEGAL DESCRIPTION	W1/2 of NW1/4 of Section 28, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 acres
LOCATION	East of Red Rock Estates Subdivsion and north of Sheridan Lake Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/25/2004
REVIEWED BY	Vicki L. Fisher / Dave Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to relocate a Collector Street on the Major Street Plan be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a collector street from a section line highway located along the west lot line of the subject property, east a varying distance of 300 feet to 1,100 feet through the subject property. The applicant has also submitted a Vacation of Section Line Highway request to vacate the section line highway. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to dedicate additional right-of-way along Dunsmore Road, to allow platting half the right-of-way for a section line highway located along the north lot line and to allow lots twice as long as they are wide. The applicant has also submitted an Annexation Petition to annex the subject property. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the property from No Use District to Low Density Residential District (See companion items #04VR005, 04SV041, 04AN007 and 04RZ036.)

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On April 19, 2004, the City Council approved a Layout Plat to subdivide the subject property into 294 residential lots leaving an unplatted non-transferable balance. The property is located directly east of the Red Rock Estates Subdivision and is currently void of any structural development.

**STAFF REVIEW:**

The Major Street Plan identifies a north-south collector street to be constructed in the section line highway located along the west lot line of the subject property. As previously noted, the City Council has approved a Layout Plat identifying the collector street located east of the section line highway. As such, the applicant has submitted a request to relocate the collector street east a varying distance of 300 feet to 1,100 feet extending north through the subject property as shown on the previously approved Layout Plat. Staff has noted that topography within this area is less severe supporting that the road be relocated as identified. In addition, an east-west section line highway located along the north lot line provides a continuous connection to the location of the future collector street located north of the subject property as shown on the Major Street Plan. When these properties develop, the adjacent property owner(s) must also relocate the collector street to align with this location.

In summary, staff recommends that the Comprehensive Plan Amendment to the Major Street Plan to relocate the collector street as proposed be approved.