

STAFF REPORT
July 22, 2004

**No. 04CA029 - Amendment to the Comprehensive Plan to change a
Minor Arterial Street to a Collector Street on the Major Street Plan**

ITEM 19

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04CA029 - Amendment to the Comprehensive Plan to change a Minor Arterial Street to a Collector Street on the Major Street Plan
EXISTING LEGAL DESCRIPTION	W1/2 SE1/4 and SE1/4 SE1/4 of Section 35, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 120 acres
LOCATION	East of South Highway 16 and south of Sammis Trail
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Planned Unit Development (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City water and Community sewer
DATE OF APPLICATION	06/25/2004
REVIEWED BY	Vicki L. Fisher / Sig Zvejnieks

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change a Minor Arterial Street to a Collector Street on the Major Street Plan be continued to the August 5, 2004 Planning Commission meeting to be heard in conjunction with the US Highway 16 Corridor Future Land Use Plan.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to change the classification of a minor arterial street to a collector street located on the above legally described property. The applicant has submitted a Layout Plat to subdivide a 120 acre parcel into 301 residential lots to be known as Hyland Park Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, street light conduit, water and sewer along a portion of Sammis Trail, to waive the requirement to dedicate additional right-of-way along a portion of Sammis Trail and to allow lots twice as long as they are wide. The applicant has also submitted a Petition for Annexation request to annex the subject property. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from No Use District to Low Density Residential District with a Planned

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Development Designation. (See companion items #04PL097, 04SV042, 04AN009, 04RZ037, 04CA029 and 04PD040.)

The property is located east of US Highway 16 and south of Sammis Trail and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Amendment to the Comprehensive Plan to change a minor arterial street to a collector street on the Major Street Plan and has noted the following considerations:

Future Land Use Plan: The US Highway 16 Corridor Future Land Use Plan will be considered at the August 5, 2004 Planning Commission meeting. Staff has noted that the proposed adjacent future land use(s) assist in determining the associated road classifications and design standards for this area. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan be continued to the August 5, 2004 Planning Commission meeting to be heard in conjunction with the US Highway 16 Corridor Future Land Use Plan.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the July 22, 2004 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.