

STAFF REPORT  
July 7, 2005

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**No. 05CA027 - Amendment to the Comprehensive Plan to revise the Major Street Plan**      **ITEM 26**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05CA027 - Amendment to the Comprehensive Plan to revise the Major Street Plan</b>
EXISTING LEGAL DESCRIPTION	Sections 16, 20 and 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	N/A
LOCATION	Adjacent to the east and west sides of Old Folsom Road and South of Elk Vale Road
EXISTING ZONING	Limited Agriculture District (Pennington County), General Agriculture District (Pennington County), Low Density Residential District - Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District - Planned Residential District, General Agriculture District, General Commercial District (Pennington County)
South:	Limited Agriculture District, General Agriculture District (Pennington County)
East:	Limited Agriculture District, General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/23/2005
REVIEWED BY	Vicki L. Fisher/ Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan be continued to the July 21, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) located in Sections 16, 20 and 21, T1N, R8E as identified on the Major Street Plan. In addition, the applicant has submitted a Layout Plat to subdivide 80 acres, which include a portion of the subject property, into 298 residential lots to be known as Elks Meadow Subdivision. (See companion item #05PL113.)

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The property is located at the southern terminus of Jolly Lane and is currently void of any structural development.

STAFF REVIEW:

As previously indicated, the applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) as identified on the Major Street Plan. Staff has reviewed the proposed street changes and, even though several of the proposed changes can be supported, there are additional proposed revisions that appear problematic. The Layout Plat may significantly be altered depending upon the proposed revisions to the Major Street Plan. As such, on June 24, 2005, the applicant requested that the Comprehensive Plan Amendment and the Layout Plat be continued to the July 21, 2005 Planning Commission meeting to allow them to meet with staff and discuss additional revisions to both documents. Staff is recommending that the Comprehensive Plan Amendment be continued as requested by the applicant.