

STAFF REPORT  
January 5, 2006

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**No. 05CA051 - Amendment to the Comprehensive Plan to amend  
the Major Street Plan by revising the alignment of Minnesota Street**

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**ITEM 57**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 05CA051 - Amendment to the Comprehensive Plan to amend the Major Street Plan by revising the alignment of Minnesota Street</b>
EXISTING LEGAL DESCRIPTION	Located in Sections 15, 16, 21 and 22, T1N, R8E, BHM, Pennington County, South Dakota
LOCATION	South of Plum Creek Subdiviion and Elks Country Estates
DATE OF APPLICATION	12/9/2005
REVIEWED BY	Marcia Elkins

RECOMMENDATION: If the Planning Commission finds that the Comprehensive Plan Amendment to the Major Street Plan realigning Minnesota Street is appropriate, they should recommend approval of the request to the City Council.

GENERAL COMMENTS: This request to amend the Major Street Plan to revise the location of Minnesota Street has been submitted at the request of the Rapid City Council. This request, if approved, will alter the location of the extension of Minnesota Street at the southern boundary of the Plum Creek Subdivision. The proposed request is to extend Minnesota Street in an east-west direction, rather than the north-south direction as currently identified on the adopted Major Street Plan.

A similar request, 05CA027 Amendment to the Comprehensive Plan was submitted in 2005 on behalf of the developer/owner of the Elks Country Estates. That request was subsequently denied without prejudice as the adjoining property owner/developer, Plum Creek Development was opposed to the modification in the alignment of Minnesota Street.

STAFF REVIEW: As previously noted, this Major Street Plan Amendment has been submitted at the request of the Rapid City Council. The proposed street change would realign Minnesota Street in an east-west direction along the southern boundary of the Plum Creek Subdivision. The realignment would provide a continued east-west connection for the road. This alignment would also address concerns that have been raised relative to the topography of the area. The owners/developers of the Elks Country Estates development have expressed support for the realignment.

Representatives for Plum Creek Development LLC have expressed objections to the proposed re-alignment of Minnesota Street. The realignment is not consistent with the previously approved Layout Plat for the Plum Creek Subdivision. However, it should be

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noted that the plat is more than two years old and requires resubmission before further development occurs.

If the Planning Commission finds that the Comprehensive Plan Amendment to the Major Street Plan realigning Minnesota Street is appropriate, they should recommend approval of the request to the City Council.