

STAFF REPORT
January 26, 2006

No. 05CA052 - Amendment to the Comprehensive Plan amending the Major Street Plan to relocate a street on the Major Street Plan **ITEM 28**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Signature Development
REQUEST	No. 05CA052 - Amendment to the Comprehensive Plan amending the Major Street Plan to relocate a street on the Major Street Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E; Lot 3 of Tract B, Spring Brook Acres; Lot 1R of Tract B, Spring Brook Acres; W1/2 NW1/4 SE1/4 less Spring Brook Acres and less Lot H2 and the unplatted portion of the NW1/4 SW1/4 SE1/4 all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota;
PROPOSED LEGAL DESCRIPTION	Lots 1 - 16 of Block 1, and Lots 1 - 4 of Block 2, the Villagio at Golden Eagle, formerly the unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.13 acres
LOCATION	Adjacent to the east and west sides of Golden Eagle Drive north of Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Public District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and private on-site wastewater
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

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GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street, approximately 200 feet east of its current location. In addition, the applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Area Future Land Use Plan to change the designation of the subject property from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre. The applicant has also submitted a Layout Plat to subdivide the subject property into 20 residential lots to be known as the Villagio at Golden Eagle. In addition, the applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install sewer. (See companion items #05SV089, 05PL249 and 05CA053.)

The property is located approximately 500 feet north of Catron Boulevard along Golden Eagle Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Comprehensive Plan Amendment to the Major Street Plan and has noted the following considerations:

Road Connection: The applicant is proposing to relocate a north-south collector street approximately 200 feet east of its current location. Staff has reviewed the proposed relocation and noted that it continues to provide roadway network continuity between properties with appropriate geometric positioning. In addition, the adjacent landowners are in concurrence with the proposed Comprehensive Plan Amendment and have signed the associated application.

Master Plan: The applicant has submitted a Master Plan demonstrating that relocating the collector street as proposed will continue to provide street and utility connections to the adjacent properties. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan relocating the collector streets as proposed be approved.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 26, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.