

STAFF REPORT
March 23, 2006

No. 06CA008 - Amendment to the Comprehensive Plan to relocate arterial streets and to eliminate a collector street on the Major Street Plan

ITEM 15

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06CA008 - Amendment to the Comprehensive Plan to relocate arterial streets and to eliminate a collector street on the Major Street Plan
EXISTING LEGAL DESCRIPTION	A parcel of land described as the N1/2 NE1/4, less Lot H1, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the SE1/4 NE1/4 and the E1/2 SE1/4 lying north of the Railroad Right-of-Way, Section 20, T1N, R8E; and the N1/2 and the SW1/4 of Section 21, T1N, R8E, all located in BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.4 acres
LOCATION	Southeast of the intersection of Elk Vale Road and Old Folsom Road
EXISTING ZONING	Limited Agriculture District - General Commercial District (Pennington County) - No Use District
SURROUNDING ZONING	
North:	General Agriculture District - Low Density Residential II District
South:	General Agriculture District - Limited Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	No Use District - General Commercial District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/27/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to relocate arterial streets and to eliminate a collector street on the Major Street Plan be continued to the April 6, 2006 Planning Commission meeting at the applicant's request.

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GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to relocate two arterial streets and to eliminate a collector street on the Major Street Plan. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along a temporary street to be located on the subject property. (See companion item #06SV 013.)

The property is located south of the Plum Creek Development and the Elks Country Estates Development between the future location of Minnesota Street and Old Folsom Road. Currently, the property is void of any structural development.

STAFF REVIEW:

On March 17, 2006, the applicant requested that this item be continued to the April 6, 2006 Planning Commission meeting. As such, staff is recommending that this item be continued as requested.