

STAFF REPORT

April 6, 2006

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

ITEM 28

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 W1/2 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 **Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Creek Drive be approved; and, That the Comprehensive Plan Amendment to the Major Street Plan to relocate an arterial street be approved.**

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GENERAL COMMENTS:

(Update, March 29, 2006. All revised and/or added text is shown in bold print.) This item was continued at the March 23, 2006 Planning Commission at the applicant's request. The applicant has subsequently submitted a revised site plan showing the relocation of two arterial streets. However, the elimination of two collector streets has been removed from the original proposal.

The applicant has submitted a Comprehensive Plan Amendment to relocate two arterial streets and to eliminate collector streets 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:

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

Valley Drive: The original site plan identified the elimination of the south 420 feet of Valley Drive extending north from Minnesota Street as a collector street on the Major Street Plan. However, staff noted that Valley Drive should not be terminated as a collector street as proposed in order to insure street continuity between the development along Valley Drive and Minnesota Street. In addition, the street is located on an adjacent property under different ownership than the applicant. To date, the adjoining property owner has not concurred in this request. The applicant has submitted a revised site plan showing the removal of Valley Drive from the proposed Comprehensive Plan Amendment to the Major Street Plan.

Creek Drive: Creek Drive is identified on the Major Street Plan as an arterial street for a distance of approximately 3,400 feet as it extends south of Minnesota Street. The balance of Creek Drive as it extends south is identified as a collector street. The applicant's revised site plan shows Creek Drive as it extends through the subject property to be relocated approximately 50 feet south of its current location with a slight curve in the northern portion of the street. Staff has noted that the proposed revision will have a minimal impact on the street networking within the area. In addition, the proposed street location with the slight curve follows the existing contours of the property. As such, staff is recommending that the Comprehensive Plan Amendment to relocate Creek Drive as proposed be approved.

Collector Street: The original site plan shows the elimination of a collector street that extends north from Creek Drive. However, a portion of the collector street is located on an adjacent property under different ownership than the applicant. To date the

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adjoining property owner has not concurred in the request. The applicant has submitted a revised site plan showing the removal of the collector street from the proposed Comprehensive Plan Amendment to the Major Street Plan.

Arterial Street: The original as well as the revised site plan shows the relocation of an arterial street that extends diagonally through the subject property. In particular, the site plan shows the arterial street being located approximately 220 feet west of its original position. In addition, the site plan shows the arterial street aligning with Augusta Drive, a sub-collector street that has been constructed in part north of the subject property within the Elks Country Estates Development. Staff has reviewed the proposed street location and has noted that the proposed street location continues to provide a hierarchical road network to the area. In addition, staff concurs with the alignment of the arterial street with Augusta Drive as an orderly development of street networking between properties. As such, staff is recommending that the Comprehensive Plan Amendment to relocate the arterial street as proposed be approved.

Notification Requirement: The sign has been posted on the property and the certified mailings have been returned. Staff has received several calls of inquiry with one property owner voicing opposition to a portion of the proposed Comprehensive Plan Amendment.