

STAFF REPORT

March 8, 2007

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

ITEM 15

GENERAL INFORMATION:

PETITIONER

Dream Design International, Inc.

REQUEST

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

EXISTING

LEGAL DESCRIPTION

DESCRIPTION No. 1: Lot BR of Lot 2 of the SE1/4 SW1/4, Section 29 in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 15, Page 103; DESCRIPTION No. 2: Lot C of Lot 2 of the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 15, Page 103; DESCRIPTION No. 3: Tract C of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 11, Page 68; DESCRIPTION No. 4: that portion of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, lying South of Lot H3 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 109 and lying South of Lot H1 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 113 and lying South of Lot H2 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 292 and lying South of Lot H4 of said SW1/4 as shown on the plat filed in Highway Plat Book 10, Page 150 (Interstate 90 right-of-way) and lying North of the Railroad right-of-way; excepting therefrom Lot A of the SE1/4 SW1/4, as shown on the plat filed in Plat Book 10, Page 122; AND excepting therefrom Tract C of said SW1/4, as shown on the plat filed in Plat Book 11, Page 68; and excepting therefrom Lot 1R, Lot BR of Lot 2 and Lot C of Lot 2 of the SE1/4 SW1/4, as shown on the plat filed in Plat Book 15, Page 103; and excepting therefrom the W1/2 SW1/4 SW1/4 lying North of said Tract C; Description No. 5: that portion of the N1/2 SE1/4 lying South of Lots H1 and H2 of said N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 3, Page 288 and lying South of Lot H3 of said N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 148 (Interstate 90 right-of-

STAFF REPORT

March 8, 2007

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

ITEM 15

way) and the N1/2 NE1/4 SE1/4 SE1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; excepting therefrom Lot D of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 7, Page 70; and excepting therefrom Lots E and M of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 7, Page 71; and excepting therefrom Lots C and L of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 8; Page 132; and excepting therefrom Tract 1 of Flack - Hendricksen Subdivision of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 16, Page 205; and excepting therefrom Lots 1 and 2 in Block 2 of Rapps Addition of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 23, Page 166; and excepting therefrom Lots 1 and 2 of Bedco Subdivision of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 26, Page 61; and excepting therefrom any dedicated streets, avenues or alleys lying within said plats; and excepting therefrom the Lot H1 of the S1/2 N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 163; and excepting therefrom that portion of the SE1/4 NW1/4 SE1/4 and that portion of the SW1/4 NE1/4 SE1/4 lying south of said Lot H1 of the S1/2 N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 163; DESCRIPTION No. 6: Lot 1R, located in the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 7: Lot 1 of the SW1/4 SE1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 8: Lot A of Lot 2, located in the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 9: a portion of the unplatted portion of the SE1/4 NW1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 10: the unplatted portion of the SW1/4 NE1/4 SE1/4, Section 30, lying south of Lot H1, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 11: the unplatted portion of the SW1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 12: the unplatted portion of the SE1/4 SE1/4 and excepting therefrom the N1/2 NE1/4, SE1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota; DESCRIPTION No. 13: the W1/2 SW1/4, SW1/4 SW1/4, Section 29, lying north of Tract C, T2N, R8E, BHM,

STAFF REPORT
March 8, 2007

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

ITEM 15

Pennington County, South Dakota; DESCRIPTION No. 14: the Farnwood Avenue Right-of-Way, located in the SW1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota.

PROPOSED

LEGAL DESCRIPTION

Parcel 1 thru 15 and detention ponds, Rushmore Crossing, Sections, 29, 30, 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE

Approximately 117.29 Acres

LOCATION

South of I-90 between North LaCrosse Street and East North Street

EXISTING ZONING

General Commercial District

SURROUNDING ZONING

North:

General Commercial District

South:

Low Density Residential District - General Commercial District - Light Industrial District - Medium Density Residential District

East:

General Commercial District

West:

Medium Density Residential District

PUBLIC UTILITIES

City sewer and water

DATE OF APPLICATION

8/25/2006

REVIEWED BY

Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street be **approved**.

GENERAL COMMENTS:

(Update, February 26, 2007. All revised and/or added text is shown in bold print.) This item was continued at the February 22, 2007 Planning Commission meeting to allow staff to review a recently submitted updated Traffic Impact Study.

(Update, February 12, 2007. All revised and/or added text is shown in bold print.) This item

STAFF REPORT
March 8, 2007

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

ITEM 15

was continued at the February 8, 2007 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. On February 9, 2007, the applicant submitted the updated Traffic Impact Study. The Traffic Impact Study has been routed to City staff and the South Dakota Department of Transportation staff for review and approval. Staff is recommending that this item be continued to the March 8, 2007 Planning Commission meeting to allow staff sufficient time to review the recently submitted Traffic Impact Study. Please note that no other part of this Staff Report has been revised.

(Update, January 26, 2007. All revised and/or added text is shown in bold print.) This item was continued at the January 25, 2007 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. To date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that this item be continued to the February 22, 2007 Planning Commission meeting to allow the applicant to submit the additional information as identified. Please note that no other part of this Staff Report has been revised.

(Update, January 12, 2007. All revised and/or added text is shown in bold print.) This item was continued at the January 4, 2007 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. To date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that this item be continued to the February 8, 2007 Planning Commission meeting to allow the applicant to submit the additional information as identified. Please note that no other part of this Staff Report has been revised.

(Update, December 12, 2006. All revised and/or added text is shown in bold print.) This item was continued at the December 7, 2006 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. To date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that this item be continued to the January 25, 2007 Planning Commission meeting to allow the applicant to submit the additional information as identified. Please note that no other part of this Staff Report has been revised.

(Update, November 25, 2006. All revised and/or added text is shown in bold print.) This item was continued at the November 22, 2006 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. To date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that this item be continued to the January 4, 2007 Planning Commission meeting to allow the applicant to submit the additional information as identified. Please note that no other part of this Staff Report has been revised.

(Update, November 10, 2006. All revised and/or added text is shown in bold print.) This item was continued at the November 9, 2006 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. To date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that

STAFF REPORT
March 8, 2007

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

ITEM 15

this item be continued to the December 7, 2006 Planning Commission meeting to allow the applicant to submit the additional information as identified. Please note that no other part of this Staff Report has been revised.

(Update, October 28, 2006. All revised and/or added text is shown in bold print.) This item was continued at the October 26, 2006 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. To date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that this item be continued to the November 22, 2006 Planning Commission meeting to allow the applicant to submit the additional information as identified. Please note that no other part of this Staff Report has been revised.

(Update, October 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the October 5, 2006 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. To date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that this item be continued to the November 9, 2006 Planning Commission meeting to allow the applicant to submit the additional information as identified.

(Update, September 23, 2006. All revised and/or added text is shown in bold print.) This item was continued at the September 21, 2006 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. On September 19, 2006, the applicant amended the Comprehensive Plan Amendment request to also include the relocation of a collector street located within the western portion of the subject property. However, to date, the updated Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that this item be continued to the October 26, 2006 Planning Commission meeting to allow the applicant to submit the additional information as identified.

The applicant has submitted a Comprehensive Plan Amendment to amend the Major Street Plan to change an arterial street to a collector street and to eliminate a collector street. In addition, the applicant has submitted a Layout Plat to subdivide the subject property, a 117.29 acre parcel, into 15 commercial lots and two detention pond lots. (See companion item #06PL028.) The commercial development is to be known as "Rushmore Crossing".

On August 1, 2005, the City Council approved a Layout Plat to subdivide a 95.28 acre parcel into 17 commercial lots. The Layout Plat included the subject property. (See associated file #05PL085.)

On February 6, 2006, the City Council approved Tax Increment District #56 for the construction of streets, traffic signals, a regional drainage detention dam, high pressure water main and sanitary sewer main and the relocation of power lines associated with the proposed Rushmore Crossing project.

The property is located between LaCrosse Street and E. North Street on the south side of

STAFF REPORT
March 8, 2007

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

ITEM 15

U.S. Highway I-90 and is currently 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:

Traffic Impact Study: A Traffic Impact Study was submitted as a part of the previously approved Layout Plat. However, the Traffic Impact Study does not reflect the impact of eliminating one of the north-south collector streets as shown on the Major Street Plan or reclassifying the eastern portion of Eglin Street from a minor arterial street to a collector street as proposed. In addition, the Study does not reflect the total square footage of commercial lots currently proposed for the site. Without having the opportunity to review the updated Traffic Impact Study, staff can not make a recommendation on the proposed amendments to the Major Street Plan. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan be continued to the October 5, 2006 Planning Commission meeting to allow the applicant to submit the updated Traffic Impact Study.

As noted above, the applicant has submitted an updated Traffic Impact Study. In particular, the study demonstrates that the future extension of Luna Avenue from Eglin Street to E. Anamosa Street will accommodate the north-south traffic with the elimination of Cambell Street from the Major Street Plan as it extends north of E. Anamosa Street. In addition, the study identifies that a Level of Service C will exist along Eglin Street at the intersection of LaCrosse Street and E. North Street with or without the extension of Cambell Street through the subject property. Numerous challenges also exist to construct Cambell Street across the Railroad R-O-W property located north of E. Anamosa Street. As such, staff is recommending that the Comprehensive Plan Amendment to eliminate Cambell Street as a collector street from the Major Street Plan be approved. The applicant should be aware that approval of the Comprehensive Plan Amendment to the Major Street Plan as proposed requires that Luna Avenue and Eglin Street be constructed in compliance with the Traffic Impact Study.

The Traffic Impact Study identifies Luna Avenue aligning along the north and south side of Eglin Street approximately 50 feet east of its location as shown on the current Major Street Plan. Relocating the street as proposed increases the separation between Luna Street and Spruce Street as they intersect with Eglin Street minimizing congestion along Eglin Street. In addition, the topography within this area supports the proposed street location. As such, staff is recommending that the Comprehensive Plan Amendment to relocate Luna Avenue as proposed be approved.

The Major Street Plan currently identifies the west 3,000 feet of Eglin Street as a collector street and the east 2,000 feet of Eglin Street as a minor arterial street. In particular, Eglin Street is classified as a collector street west of the intersection of

STAFF REPORT
March 8, 2007

No. 06CA028 - Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street

ITEM 15

Cambell Street and as a minor arterial street east of the intersection of Cambell Street. The Traffic Impact Study states that, with the elimination of Cambell Street from the Major Street Plan as proposed, the requirement to provide a minor arterial street along the eastern portion of the property has been eliminated. In particular, the Traffic Impact Study demonstrates that Eglin Street, constructed as a three lane street with additional turn and stacking lanes as needed, provides adequate access through the site. In addition, Eglin Street will operate at a Level of Service C when constructed as a collector street and with additional turn and stacking lanes at the intersections of LaCrosse Street and E. North Street as per the Traffic Impact Study. As such, staff is recommending that the Comprehensive Plan Amendment to change the classification of Eglin Street from a minor arterial street to a collector street be approved. The applicant should be aware that approval of the Comprehensive Plan Amendment to the Major Street Plan as proposed requires that Eglin Street be constructed in compliance with the Traffic Impact Study.

Notification Requirement: The certified mailing receipts have been returned. In addition, the sign is posted on the property. Staff has received several calls of inquiry. None of the callers expressed opposition to the request.