

STAFF REPORT  
June 26, 2008

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**No. 08CA022 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by realigning arterial and collector streets**

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**ITEM 28**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	<b>No. 08CA022 - Amendment to the Adopted Comprehensive Plan to revise the Major Street plan by realigning arterial and collector streets</b>
EXISTING LEGAL DESCRIPTION	The South Robbinsdale Neighborhood Future Land Use Area which includes the area south of the section line where Fairmont Boulevard intersects with S.D. Highway 79, north of a line approximately one-half mile south of U.S. Highway 16-B, and east of U.S. Highway 16; the U.S. Highway 16 Neighborhood Future Land Use Area located north of Cathedral Drive and south along U.S. Highway 16 approximately one mile either side of U.S. Highway 16 to south of Reptile Gardens; the Spring Creek Neighborhood Future Land Use Area located west of S.D. Highway 79 south of Catron Boulevard and north of Rapid City Area Metropolitan Planning Organization southern boundary
LOCATION	Portions of south and southwestern Rapid City
DATE OF APPLICATION	6/2/2008
REVIEWED BY	Kip Harrington / Karley Halsted

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating, adding, and realigning several collector and arterial streets be approved.

GENERAL COMMENTS:

At the Planning Commission meeting on June 5, 2008, the Planning Commission authorized staff to prepare amendments and submit an application for a Major Street Plan Amendment in the South Robbinsdale Neighborhood Future Land Use Area, The U.S. Highway 16 Neighborhood Future Land Use Area, and the Spring Creek Neighborhood Future Land Use Area. A map has been prepared identifying the proposed changes.

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STAFF REVIEW:

The Major Street Plan was adopted to ensure adequate networking between collector streets and arterial streets. Staff has reviewed the roadway network for consistency with the approved Future Land Use plans and utilizing topographic contour data and aerial photography available through the use of the City's Geographic Information System. The following considerations have been noted:

Consolidation and Realignment of a Proposed Collector Street and a Proposed Minor Arterial Street: A parallel proposed collector street and proposed minor arterial street located in Sections 23, 24, and 25, Township 1 North, Range 7 East and Sections 29 and 30, Township 1 North, Range 8 East have been consolidated and realigned to provide an east-west connection from Catron Boulevard to S.D. Highway 79.

Reclassification of a Proposed Collector Street: An east-west proposed collector street located in Sections 25 and 26, Township 1 North, Range 7 East and Sections 29 and 30, Township 1 North, Range 8 East providing an east-west connection from U.S. Highway 16 to S.D. Highway 79 has been reclassified as a proposed minor arterial street to provide consistency in the roadway network.

Addition of a Proposed Collector Street: An east-west collector street located in Section 12, Township 1 South, Range 7 East and Section 7, Township 1 South, Range 8 East, approximately 3,400 feet north of and parallel to Spring Creek Road has been added to provide a connection between a proposed minor arterial street and a proposed principal arterial street.

Addition of a Proposed Collector Street: A proposed collector street located in Sections 2 and 3, Township 1 South, Range 7 East has been added to provide a connection from Spring Creek Road to a future access point on U.S. Highway 16 at the Reptile Gardens area.

Reclassification of a Proposed Principal Arterial Street: A proposed principal arterial street located in Section 33, Township 1 North, Range 7 East and Section 3, Township 1 South, Range 7 East has been reclassified to a collector street to provide consistency in the roadway network.

Addition of a Proposed Collector Street: A proposed collector street located in Sections 13, 14, and 15, Township 1 South, Range 7 East and Section 18, Township 1 South, Range 8 East has been added to provide an east-west connection from Neck Yoke Road to Spring Creek Road in the vicinity of Hart Ranch.

Addition of a Proposed Minor Arterial Street: A proposed minor arterial street located in Sections 15, 16, and 17, Township 1 South, Range 7 East has been added extending west from the intersection of Neck Yoke Road and Windmill Road.

Addition of a Proposed Collector Street: A proposed collector street located in Sections 8 and 17, Township 1 South, Range 7 East has been added to provide a north-south connection

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from U.S. Highway 16 to the previously described proposed minor arterial street in the vicinity of Sitting Bull Cave.

Summary: The Amendment to the Comprehensive Plan amending the Major Street Plan provides adequate roadway networking in the South Robbinsdale Neighborhood, the U.S. Highway 16 Neighborhood, and the Spring Creek Neighborhood Future Land Use Areas.

NOTIFICATION REQUIREMENT:

Chapter 12.60.160 of the Rapid City Municipal Code regulates the City's Comprehensive Plan. A public hearing is required for a comprehensive plan amendment. Notice of the public hearing was published 10 days in advance of the hearing in the legal newspaper of the community. Since this amendment was instituted by the City's Planning Commission and due to the large area of the proposed amendment, certified letters were not mailed to all property owners within 250 feet. Letters were mailed to all of the adjacent local governments (Pennington County, Meade County, and the City of Box Elder) to inform them of the proposed amendment.