

STAFF REPORT
August 13, 2008

No. 08CA008 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets located within the Southeast Connector Neighborhood Area

ITEM 3

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	No. 08CA008 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets
LOCATION	South of SD Highway 44, east of Cambell Street/SD Highway 79, west of the range line between Range 9 East and 10 East (running north-south along the east side of Caputa), and north of Sections 13 through 18, Township 1 South, Range 9 East and Sections 13 through 16 and a portion of Section 17, Township 1 South, Range 8 East, Pennington County, South Dakota
DATE OF APPLICATION	7/23/2008
REVIEWED BY	Patsy Horton

RECOMMENDATION: The Future Land Use Committee recommends approval of the Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating, adding, and realigning several collector and arterial streets.

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 Southeast Connector Neighborhood Future Land Use Area. A map has been prepared identifying the proposed changes.

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 the proposed Southeast Connector Neighborhood Area Future Land Use Plan utilizing topographic contour data and aerial photography available through the use of the City's Geographic Information System. The following considerations have been noted:

Removal of a Proposed Collector Street: A proposed collector located approximately 1,700 feet south of Elk Vale Road between the extension of Creek Drive and the extension of Fairmont Boulevard located in Sections 20 and 21, Township 1 North, Range 8 East has been removed because of the close proximity of the proposed collector street located approximately 2,400 feet south of Elk Vale Road.

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Extension and status change of a Minor Arterial Street: A proposed minor arterial located approximately 2,400 feet south of Elk Vale Road in Sections 20 and 21, Township 1 North, Range 8 East, has been extended to the southern boundary of Section 20, Township 1 North, Range 8 East, and has been downgraded to a proposed collector street.

Realignment of a Proposed Collector Street: A proposed collector street located in Sections 20, 21, 27 and 28, Township 1 North, Range 8 East, has been realigned to provide a north-south connection from Elk Vale Road to Lamb Road.

Realignment of a Proposed Collector Street: A proposed collector street located in Section 28, Township 1 North, Range 8 East, has been realigned to provide an east-west connection from Old Folsom Road to a proposed north-south collector street.

Realignment of a Proposed Minor Arterial Street: A proposed minor arterial street located along the southern boundary of Sections 25 and 26 and the northern boundary of Sections 35 and 36, Township 1 North, Range 8 East, and along the southern boundary of Section 30 and the northern boundary of Section 31, Township 1 North, Range 9 East, has been realigned to provide an east-west connection from Lamb Road to South Airport Road.

Realignment of a Proposed Principal Arterial Street: A proposed principal arterial street extending South Airport Road located along the eastern boundary of Sections 30 and 31 and the western boundary of Sections 19 and 32, Township 1 North, Range 9 East, has been realigned to provide a north-south connection from South Dakota Highway 44 to Lamb Road.

Realignment of a Proposed Minor Arterial Street: A proposed minor arterial street located in Section 36, Township 1 North, Range 8 East, has been realigned to provide a north-south connection from Lamb Road to Dawkins Road.

Realignment of a Proposed Minor Arterial Street: A proposed minor arterial street located in Section 4 extending Brahman Lane south into Section 9, Township 1 South, Range 9 East has been realigned to provide a direct north-south connection from Brahman Lane south to Antelope Creek Road.

Addition of a Proposed Minor Arterial Street: A proposed minor arterial street located along the southern boundary of Sections 35 and 36, Township 1 North, Range 8 East, and the northern boundary of Sections 1 and 2, Township 1 South, Range 8 East, has been added to provide an east-west connection from Reservoir Road extension to Dawkins Road.

Addition of a Minor Arterial Street: A proposed minor arterial street also known as Bradsky

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Road located along the southern boundary of Section 33, Township 1 North, Range 9 East and the northern boundary of Section 4, Township 1 South, Range 9 East and located along the eastern boundary of Sections 4, 9 and 16, Township 1 South, Range 9 East and along the western boundary of Sections 3, 10 and 15, Township 1 South, Range 9 East has been added to provide a north-south connection from Brahman Lane to the proposed arterial street known as Antelope Creek Road.

Realignment of a Proposed Collector Street: A proposed collector street located north of the Ranch at Black Gap in Section 9 extending east into Section 10, Township 1 South, Range 8 East has been realigned to provide a direct east-west connection from South Dakota Highway 79 to Old Folsom Road.

Summary: The Amendment to the Comprehensive Plan amending the Major Street Plan provides adequate roadway networking in the Southeast Connector Neighborhood Future Land Use Area.

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. This amendment was instituted by the City's Planning Commission and certified letters mailed to all property owners within 250 feet are not required. However, post cards notifying all property owners within the Southeast Connector Neighborhood Area were mailed to keep the neighborhood residents informed of the Planning Commission's consideration of the changes. Letters were mailed to the adjacent local government (Pennington County) to inform them of the proposed amendment.