

STAFF REPORT  
August 25, 2008

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**No. 08CA030 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets located within the West Rapid Neighborhood Area**

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**ITEM 2**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	<b>No. 08CA030 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets located within the West Rapid Neighborhood Area</b>
LOCATION	South of Omaha Street, north of Jackson Boulevard, west of SD Highway 79 (Sturgis Road) to the Rapid City corporate limits boundary, Pennington County, South Dakota
DATE OF APPLICATION	8/11/2008
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 West Rapid 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 West Rapid 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 along the extension of West Main Street connecting to Pinedale Circle and Pinedale Heights Drive has been removed.

Removal of a Proposed Collector Street: A proposed collector located along the extension of South Street connecting to the extension of South Street to the west connecting to Pinedale Heights Drive has been removed.

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Extension of a Proposed Collector Street: A proposed collector street extending West Chicago Street to the west connecting to Timberline Road West has been added to provide a potential second access out of Westberry Trails along the ridge line.

Extension of a Collector Street: A proposed extension of an existing collector street extending South Berry Pine Road from West Main Street to the extended Raider Road to the west has been added to provide a north – south connection.

Extension of a Proposed Collector Street: A proposed collector street has been added extending Raider Road to the west connecting to a proposed collector connecting to Westberry Court West.

Realignment of a Proposed Principal Arterial Street: A proposed principal arterial street connecting Sheridan Lake Road to West Omaha Street has been realigned to provide a north-south connection east of the existing location connecting at Omaha Street near Sheffer Street continuing to Deadwood Avenue.

Summary: The Amendment to the Comprehensive Plan amending the Major Street Plan provides adequate roadway networking in the West Rapid 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 West Rapid 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.