

STAFF REPORT  
October 28, 2008

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**No. 08CA034 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets located within the Deadwood Avenue Neighborhood Area**

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**ITEM 2**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	<b>No. 08CA034 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets</b>
LEGAL DESCRIPTION	Portions of Sections 8, 9, 10, 11, 12, 13, 17, 20, 24, 25, 26, 28, 29, 33, 34 and 35, Township 2 North, Range 7 East, Pennington County, South Dakota, and all of Sections 14, 15, 16, 21, 22, 23, and 27, Township 2 North, Range 7 East, Pennington County, South Dakota
LOCATION	North of Omaha Street/West Chicago Street, east of SD Highway 231 (Sturgis Road), south of the Pennington County line, and west of Haines Avenue, Pennington County, South Dakota
PARCEL ACREAGE	3,750 acres
DATE OF APPLICATION	9/6/2008
REVIEWED BY	Patsy Horton

RECOMMENDATION: **(Update, October 17, 2008. All revised and/or added text is shown in bold print.) This item was continued at the September 22, 2008 Special Planning Commission meeting to allow additional public input.**

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, **with the following changes:**

- 1. Incorporate GCC Dacotah's master land use plan for property north of Interstate 90;**
- 2. Change the land use designation from Business Park to Light Industrial with a Planned Industrial Development on GCC Dacotah's property where the existing cement plant is located;**
- 3. Add an east-west connection at Cement Plant Road to the east; and**
- 4. Change the designation of a proposed east-west minor arterial to a proposed collector route.**

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**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 Deadwood Avenue Neighborhood Future Land Use Area. A map has been prepared identifying the proposed changes.

**Another open house was held on October 14, 2008, where over twenty property owners attended. Comments received included concern about the proposed east-west road connection north of Interstate 90 utilized as a truck route. A note on the plan identifies that the east-west collector should be “excluded” as a truck route designation to address these concerns.**

**Other comments included concern regarding the proposed collector designation for Krebs Drive; the removal of the proposed collector extension from Mountain View Drive north to a north-south proposed collector; the proposed southern alignment of an east-west collector route located north of Interstate 90; and the proposed Sheridan Lake Road extension from West Chicago Street to Deadwood Avenue. The Committee concurred with adding an east-west connection at Cement Plant Road to the east; maintaining all other road alignment proposals as previously identified; and changing the land use designation of the cement plant from Business Park to Light Industrial with a Planned Industrial Development.**

**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 Deadwood Avenue 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:

**Addition of a Proposed Collector Street: A proposed collector street extending Cement Plant Road east from Deadwood Avenue to a proposed north-south collector street has been added.**

**Removal of a Proposed Collector Street: A proposed collector extending Mountain View Drive to the north has been removed and/or consolidated with Krebs Drive.**

**Realignment of a Proposed Collector Street: A proposed collector street known as Krebs Drive and located in Section 24, Township 2 North, Range 7 East, has been realigned to comply with the South Dakota Department of Transportation’s access spacing requirements.**

**Addition of a Proposed Principal Arterial Street: A proposed principal arterial extending Krebs Drive south from Deadwood Avenue to West Chicago Street has been added.**

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This proposed extension alignment was approved with the Sheridan Lake Road extension.

Realignment and extension of a Proposed Collector Street: A proposed collector street located in Sections 21, 26 and 33, Township 2 North, Range 7 East, has been realigned and extended to provide a north-south connection from the Cement Plant Road north to a proposed north-south collector street in Section 21, Township 2 North, Range 7 East..

Realignment of a Proposed Collector Street: A proposed collector street located in Section 28, Township 2 North, Range 7 East, has been realigned to provide an east-west connection from Sturgis Road to Deadwood Avenue.

Realignment of a Proposed Minor Arterial Street: A proposed minor arterial street located north of the section line between Sections 21 and 26, Township 2 North, Range 7 East, has been realigned to coincide with the South Dakota Department of Transportation's approved access location 250 feet north of the section line between Sections 21 and 26, Township 2 North, Range 7 East.

Removal of a Proposed Principal Arterial Street: A proposed principal arterial street utilizing Lien Quarry Road located in Section 21, Township 2 North, Range 7 East, has been removed.

Realignment of a Proposed Collector Street: A proposed collector street located in Section 16, Township 2 North, Range 7 East, has been realigned to provide a north-south connection from Universal Drive to the proposed collector street south of Interstate 90.

Realignment of a Proposed Minor Arterial Street: A proposed minor arterial street located in Sections 15 and 16, Township 2 North, Range 7 East, has been realigned to provide a east-west connection from east of Interstate 90 to east of Deadwood Avenue.

Realignment of a Proposed Collector Street: A proposed collector street located in Section 16, Township 2 North, Range 7 East, has been realigned to provide a north-south connection from Deadwood Avenue to the Pennington County line.

Realignment of a Proposed Collector Street: A proposed collector street located in Sections 15 and 22, Township 2 North, Range 7 East, has been realigned to provide a north-south connection from Tatanka Road to the Pennington County line.

Addition of a Proposed Collector Street: A proposed collector street located near the southern boundary of Sections 14 and 15, Township 2 North, Range 7 East, and the northern boundary of Sections 22 and 23, Township 2 North, Range 7 East, has been added to provide an east-west connection from Country Road extension to Deadwood Avenue.

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Addition of a Proposed Collector Street: A proposed collector street located in Sections 22 and 23, Township 2 North, Range 7 East, has been added to provide an east-west connection between Bunker Drive and Tatanka Road.

Realignment and extension of a Proposed Collector Street: A proposed collector street located in Sections 14 and 23, Township 2 North, Range 7 East, has been realigned and extended to provide a north-south connection from Bunker Drive to the Pennington County line.

Addition of a Proposed Collector Street: A proposed collector street located in Section 23, Township 2 North, Range 7 East, has been added to provide a north-south connection from Bunker Drive to the northwest connecting to a proposed east-west collector street located in Section 23, Township 2 North, Range 7 East.

Realignment of a Proposed Minor Arterial Street: A proposed minor arterial street located in Sections 22, 26 and 27, Township 2 North, Range 7 East, has been realigned to provide an east-west connection from Howard Street to Tatanka Road/Deadwood Avenue.

Removal of a Proposed Minor Arterial Street: A proposed minor arterial street known as Mount Carmel Street and located in Section 26, Township 2 North, Range 7 East, has been removed.

Removal of a Proposed Minor Arterial Street: A proposed minor arterial street known as the extension of Bunker Drive located south of Disk Drive has been removed.

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