

STAFF REPORT
May 26, 2011

No. 11CA004 - Amendment to the Comprehensive Plan to revise the Major Street Plan **ITEM 6**

GENERAL INFORMATION:

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| APPLICANT | Flump & Lump, LLC |
| AGENT | Centerline, Inc. |
| PROPERTY OWNER | Flump & Lump, LLC |
| REQUEST | No. 11CA004 - Amendment to the Comprehensive Plan to revise the Major Street Plan |
| EXISTING LEGAL DESCRIPTION | SW1/4 NE1/4 less right-of-way and NW1/4 NE1/4 all located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 80 acres |
| LOCATION | North of the intersection of Founders Park Drive and Philadelphia Street |
| EXISTING ZONING | Park Forest District |
| SURROUNDING ZONING | |
| North: | Park Forest District |
| South: | Office Commercial District (Planned Commercial Development) |
| East: | Medium Density Residential District |
| West: | Park Forest District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 4/27/2011 |
| REVIEWED BY | Vicki L. Fisher / Ted Johnson |

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate a proposed collector street extending through the property from Philadelphia Street to proposed Anamosa Street. In addition, the applicant has submitted a Layout Plat (File #11PL025) to subdivide the southern portion of the property, a 39.29 acre parcel, creating a 9.5 acre lot and leaving an unplatted non-transferable balance. The applicant has

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also submitted a Rezoning request (File #11RZ007) to rezone the 39.29 acre parcel from Park Forrest District to Medium Density Residential District.

On May 6, 2011, the City approved a Planned Development Designation for the 39.29 acre parcel with the stipulation that prior to approval of a Final Residential Development Plan, a public utility easement be recorded to secure a utility corridor through the property.

The property is located north of the intersection of Founders Park Drive and Philadelphia Street. Currently, the property is 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:

Collector Street: The Major Street Plan identifies a collector street extending through the property from Philadelphia Street to the future location of Anamosa Street. However, topographic constraints exist within this area limiting the potential for road construction. In addition, the northern portion of the property is secured as the "Hanson-Larsen Memorial Park". Anamosa Street will provide vehicular access to the park. Due to the rough terrain, it is anticipated that access through the park will be limited to pedestrian walkways and/or bike trails. In addition, the applicant has submitted a Layout Plat and a Master Plan identifying the future construction of a 135 unit multi-family complex with detached garages on the southern portion of the property. The proposed layout does not trigger the requirement to provide a street connection through the property; however, the applicant should be aware that an alternate land use or layout may require that street connections be provided as needed.

The South Dakota Department of Transportation is currently reviewing several options to improve access to Interstate 90 within this area. Several of the options identify alternate north-south street connections lessening the need to construct a collector street through this site.

Public Works staff has indicated that a utility corridor must be secured through the property to allow the future construction of public utilities. The applicant has indicated that the design and location of the utility corridor will be determined as a part of the Final Development Plan for the proposed project. As such, the Planned Development Designation was approved with the stipulation that prior to approval of a Final Residential Development Plan, a public utility easement shall be recorded to secure a utility corridor through the property.

Based on the reasons identified above and since a utility easement will be secured as a part of the Final Residential Development Plan, staff recommends that the Comprehensive Plan Amendment to the Major Street Plan be approved.

Legal Notification Requirement: The receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 26, 2011 Planning Commission meeting if these requirements are not met. As of

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this writing, staff has not received any calls or inquires regarding this application.