

STAFF REPORT  
October 24, 2013

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**No. 13CA014 - Amendment to the Comprehensive Plan to revise the Major Street Plan to reclassify a Minor Arterial Street to a Collector Street** **ITEM 5**

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GENERAL INFORMATION:

APPLICANT	Dr. Andrew Severson
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
REQUEST	<b>No. 13CA014 - Amendment to the Comprehensive Plan to revise the Major Street Plan to reclassify a Minor Arterial Street to a Collector Street</b>
EXISTING LEGAL DESCRIPTION	Park Drive between Jackson Boulevard and Corral Drive, located in Section 9 and 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	N/A
LOCATION	Between Jackson Boulevard and Corral Drive
EXISTING ZONING	N/A
FUTURE LAND USE DESIGNATION	N/A
SURROUNDING ZONING	
North:	N/A
South:	N/A
East:	N/A
West:	N/A
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	October 7, 2013
REVIEWED BY	Kip Harrington / Nicole Lecy

RECOMMENDATION: The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to reclassify a Minor Arterial Street to a Collector Street. Due to a notification error of the Comprehensive Plan Amendment, the request to revise the Major Street Plan cannot be heard at the October 24, 2013 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to reclassify a Minor Arterial Street to a Collector Street. Due to a notification error of the Comprehensive Plan Amendment, the request to revise the Major

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Street Plan cannot be heard at the October 24, 2013 Planning Commission meeting.

STAFF REVIEW: Staff has reviewed the Comprehensive Plan Amendment to the Major Street Plan and has noted the following consideration:

Reclassification of a Minor Arterial Street to a Collector Street: The Major Street Plan identifies Park Drive as a minor arterial street extending south from Jackson Boulevard to Corral Drive. The proposed reclassification will change Park Drive to a collector street.

Staff evaluated the proposed Comprehensive Plan Amendment as it relates to the six criteria for the review of Comprehensive Plan Amendments. A summary of the findings is outlined below:

1. *The proposed change is consistent with the policies and overall intent of the comprehensive plan.*

The proposed Amendment to the Major Street Plan is consistent with Goal 1 identified in the Rapid City Area 2035 Long Range Transportation Plan by maintaining a transportation system that coordinates with land use patterns and incorporates all available modes of transportation into a safe, efficient, and effective system of moving goods and people within and through the community. The proposed reclassification maintains connectivity in the roadway network.

2. *The proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The applicant has recently submitted a rezoning application for a parcel of land located along the east side of Park Drive and plans to subdivide the parcel, which would require the dedication of additional right-of-way along Park Drive to meet the criteria specified in the Infrastructure Design Criteria Manual. The reclassification of Park Drive from a minor arterial street to a collector street would reduce the amount of right-of-way to be dedicated along Park Drive.

3. *The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

Park Drive is currently constructed within a right-of-way that varies in width from approximately 60 feet to approximately 117 feet. The adopted Infrastructure Design Criteria Manual specifies that a minor arterial street requires a minimum right-of-way width of 100 feet and a collector street requires a minimum right-of-way width of 68 feet. As the majority of land along Park Drive is developed with platted right-of-way that is below the minimum width required by the Infrastructure Design Criteria Manual, it is highly unlikely that sufficient right-of-way along Park Drive could be acquired for the width of a minor arterial street. The proposed reclassification of a minor arterial street to a collector street appears to be compatible with the existing and proposed uses surrounding the subject land.

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4. *The extent to which the proposed amendment would adversely affect the environment, services, facilities and transportation.*

A City water main currently exists in the platted right-of-way of Park Drive adjacent to the applicant's property. By maintaining the minor arterial designation with the requirement for dedicating additional right-of-way, the water main will remain within the platted right-of-way. The change in road classification could be supported if a utility easement is granted, protecting the city's existing infrastructure and minimizing adverse effects.

5. *The extent to which the proposed amendment would result in a logical and orderly development pattern.*

The proposed amendment will reclassify an existing street and will have no effect on the development pattern.

6. *The extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The proposed reclassification is consistent with the existing and proposed residential and non-residential uses and allows additional development within the area to occur in an orderly manner, minimizing impacts to existing neighborhoods, while ensuring transportation network connectivity for potential development.

Summary: The Amendment to the Comprehensive Plan to revise the Major Street Plan maintains adequate roadway networking. However, without the additional right-of-way or the applicant granting a utility easement for the water main in lieu of the additional right-of-way, the application fails to meet all of the criteria for change.

NOTIFICATION REQUIREMENT: As of this writing, the sign has not been posted on the property and the required notification mailings have not been sent.

STAFF RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan by reclassifying a Minor Arterial Street to a Collector Street be continued to the November 7, 2013 Planning Commission meeting.