

STAFF REPORT
June 19, 2014

No. 14CA003 - Amendment to the Comprehensive Plan to Amend the Major Street Plan by reclassifying Park Drive from a Minor Arterial Street to a Collector Street **ITEM 3**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	No. 14CA003 - Amendment to the Comprehensive Plan to Amend the Major Street Plan by reclassifying Park Drive from a Minor Arterial Street to a Collector Street
EXISTING LEGAL DESCRIPTION	Park Drive between Jackson Boulevard and Corral Drive, located in Sections 9 and 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
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	City Water and Sewer
DATE OF APPLICATION	May 23, 2014
REVIEWED BY	Kip Harrington / Nicole Lecy

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan by reclassifying Park Drive from a minor arterial street to a collector street be approved.

GENERAL COMMENTS: The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to reclassify Park Drive from a minor arterial street to a collector street.

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

Reclassification of Park Drive: The Major Street Plan identifies Park Drive as a minor arterial street for its entire length extending south from the intersection of Park Drive and Jackson Boulevard to the intersection of Park Drive and Corral Drive. The proposed reclassification

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will designate Park Drive as a collector street along its entire length.

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.*

Staff has not identified any changed conditions within the neighborhood.

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

In July 2000, the Major Street Plan was revised and Park Drive was reclassified from a collector street to a minor arterial street. Significant residential development had already occurred along Park Drive prior to the July 2000 revision, particularly along the northern portion of the street. The platted right-of-way along Park Drive varies in width, and is as low as 60 feet in some areas. The Infrastructure Design Criteria Manual adopted in 2012 and the previous Street Design Criteria Manual last revised in 1996 stipulate a minimum of 100 feet of right-of-way for an arterial street. The existing residential development, along with the topography in some areas along Park Drive, precludes the possibility of sufficient right-of-way width for an arterial street without substantial degradation of the residential neighborhood.

Staff reviewed the function of Park Drive in the roadway networking system and determined that there is no possibility of extending Park Drive either north or south due to topography and existing development patterns. As such, it was concluded that Park Drive functions more as a collector street than as a minor arterial street. Additionally, the presence of numerous residential driveways is not compatible with the definition of the function of a minor arterial street.

Based on the right-of-way limitations, the function of the roadway, and the existence of numerous residential driveways along the roadway, Staff concluded that Park Drive should be reclassified from a minor arterial street to a collector street.

4. *The extent to which the proposed amendment would adversely affect the environment,*

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services, facilities and transportation.

The proposed reclassification will not adversely affect the environment, services, facilities and transportation. The proposed reclassification will, however, maintain transportation network connectivity between Jackson Boulevard and Corral Drive.

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

The proposed reclassification will maintain a roadway network between an existing principal arterial street and an existing minor arterial street, thus allowing for the subdivision of vacant land and providing for infill development.

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 provides adequate roadway networking.

NOTIFICATION REQUIREMENT: The notification requirements as set forth in Section 2.60.160 F of the Rapid City Municipal Code have been met. The required sign has been posted on the property.

STAFF RECOMMENDATION: Staff recommends approval of the Amendment to the adopted Comprehensive Plan to revise the Major Street Plan by reclassifying Park Drive from a minor arterial street to a collector street.