

STAFF REPORT
March 23, 2006

No. 06CA004 - Amendment to the Comprehensive Plan to relocate a collector street on the Major Street Plan **ITEM 12**

GENERAL INFORMATION:

PETITIONER	D. C. Scott Surveyors, Inc. for West River Electric
REQUEST	No. 06CA004 - Amendment to the Comprehensive Plan to relocate a collector street on the Major Street Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Neff's Subdivision No. 3, and the unplatted land in the W1/2 SW1/4, Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15 acres
LOCATION	Northwest of the intersection of East Anamosa Street and Elk Vale Road
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to relocate a collector street on the Major Street Plan be approved.

GENERAL COMMENTS:

The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a collector street that is currently shown to extend through the subject property. In addition, the applicant has submitted a Preliminary Plat subdividing the subject property into a 7.725 acre lot leaving a non-transferable unplatted balance. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to

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install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along an access easement and on Elk Vale Road. (See companion items #06PL014 and 06SV006.)

The property is located approximately 2,200 feet north of the intersection of Homestead Street and Elk Vale Road on the east side of Elk Vale Road. Currently, a utility substation is located on the eastern portion of the property.

STAFF REVIEW:

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

Road Connection/Topographic Conditions: The applicant has submitted a site plan showing the relocation of the collector street approximately 300 feet east of its current location. The Transportation Planning Coordinator has reviewed the request and has noted that the proposed revision will enhance route compatibility with existing topographic conditions. In addition, staff has reviewed the proposed location of the collector street and has noted that it continues to provide roadway network continuity between properties.

Adjacent Property Owner: The adjacent property owner has signed the application to relocate the collector street as shown on the attached site plan.

Since the proposed road relocation continues to provide road continuity between properties, is shown in an area with existing topographic conditions that support the road construction and the location has been coordinated with the adjacent property owner, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan relocating the collector street as proposed be approved.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the March 23, 2006 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.