

STAFF REPORT
February 8, 2007

**No. 07CA002 - Amendment to the Adopted Comprehensive Plan to
revise the Major Street Plan**

ITEM 27

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Franklin O. Simpson
REQUEST	No. 07CA002 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan
EXISTING LEGAL DESCRIPTION	A parcel of land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Commencing at the Northwest corner of Tract B of Fountain View Subdivision as recorded in Book 29, Page 239, Said point being monumented with an Iron rod; Thence S72°09'18"W along the Right-of-Way of Harmony Heights Lane a distance of 52.00 feet to the True Point of Beginning, a point to become the new Northeast corner of Block 3 of Fountain Springs Park Subdivision. From said point, thence S72°11'11"W along the Right-of-Way of Harmony Heights Lane a distance of 267.40 feet; Thence through a non-tangent curve to the right having a radius of 230.00 feet and a chord bearing of N89°07'20"W and a chord length of 147.40 feet; Thence N70°22'48"W, 53.56 feet to a point, Said point being monumented with an Iron rod; Thence through a non-tangent curve to the right having a radius of 333.35 feet and a chord bearing of S38°32'11"W and a chord length of 158.68 feet to a point; Thence S00°01'15"E, 367.96 feet to a point, Said point being monumented with an Iron rod; Thence N89°40'53"E, 407.99 feet, Said point being monumented with an Iron rod and defining the location of the North-South section line between Sections 26 & 27. Thence N89°55'22"E, 375.38 feet to a point; Thence N00°04'38"W, 316.22 feet to a point; Thence N84°29'24"W, 52.96'; Thence N79°46'11"W, 113.48 feet; Thence N17°50'42"W, 220.00 feet to the Northeast corner of Block 3, being the True Point of Beginning
PARCEL ACREAGE	Approximately 7.99 acres
LOCATION	Near Harmony Heights Lane, Plaza Drive and Sunny Springs Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)

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SURROUNDING ZONING

North: Office Commercial District (Planned Development Designation)
South: Medium Density Residential District
East: Medium Density Residential District
West: General Agriculture District

PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 1/12/2007

REVIEWED BY Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted 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 relocate a minor arterial street located along the western portion of the subject property.

On December 4, 2006, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan (#06CA036) to relocate a minor arterial street as shown on this application. However, the legal description submitted on the application did not include the western portion of the subject property. As such, the applicant has submitted this Comprehensive Plan Amendment request with a revised legal description to include all of the subject property.

On December 18, 2006, the City Council approved a Layout Plat to subdivide a portion of the subject property into 22 townhome lots leaving two non-transferable unplatted balances. In addition, the City Council approved an Initial and Final Planned Residential Development to allow 22 townhomes to be constructed on the subject property. (See companion file number 06PL132 and 06PD061.)

The property is located southwest of the intersection of Harmony Heights Lane and Sunny Springs Drive. Currently, a single family residence is located on the property.

STAFF REVIEW:

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

North-South Minor Arterial Street: The Major Street Plan identifies a north-south minor arterial street extending from the southwest corner of the associated Layout Plat to S. Plaza Drive. The applicant is proposing to relocate the minor arterial street approximately 165 feet west of its current location. The applicant has submitted a site plan showing the alignment of the

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arterial street with the proposed realignment of the Harmony Heights Lane/Plaza Drive intersection. The realigned intersection brings four street alignments to intersect at 90 degree angles compared to its current constructed design with an intersecting street along a curved street radius. The applicant has also demonstrated that the topography within this area supports the proposed street location. In addition, the street will continue to provide access to the properties located south of the subject property. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to relocate the minor arterial street be approved.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received one inquiry regarding this application.