

STAFF REPORT  
February 8, 2007

---

**No. 07CA005 - Amendment to the Adopted Comprehensive Plan to  
revise the Major Street Plan by relocating a collector street**      **ITEM 16**

---

GENERAL INFORMATION:

PETITIONER	Boschee Engineering for OTS, Inc.
REQUEST	<b>No. 07CA005 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a collector street</b>
EXISTING LEGAL DESCRIPTION	A parcel of land described as the SW1/4 of Section 22, T1N, R7E, and the N1/2 of the NW1/4 of Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 240 Acres
LOCATION	At the southern terminus of Nugget Gulch Road
EXISTING ZONING	Low Density Residential District - General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	General Commercial District - Low Density Residential District
West:	General Commercial District - Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/12/2007
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a collector street be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Nugget Gulch Drive, a proposed collector street, approximately 500 feet east of its current location. In addition, the applicant has submitted a Preliminary Plat to subdivide a portion of the subject property into 41 residential lots to be known as Catron Crossing Subdivision. The applicant has also submitted rezoning requests to rezone portions of the subject property from General Agriculture to Low Density Residential and

STAFF REPORT  
February 8, 2007

---

**No. 07CA005 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a collector street**      **ITEM 16**

---

General Commercial to Low Density Residential. (See companion items #06PL178, 07RZ004 and 007RZ005.)

The property is located southeast of Catron Boulevard and Sheridan Lake Road. Currently, the property is void of any structural development.

Road Connection: The applicant is proposing to relocate a north-south collector street approximately 500 feet east of its current location. Staff has reviewed the proposed relocation and noted that it continues to provide roadway network continuity between properties with appropriate geometric design. In addition, the proposed location of the collector street appears to follow the existing contours more closely than the existing location of the collector street and the road grade will be more gradual than if built in accordance with the existing Major Street Plan. Staff also noted that the applicant is proposing to extend Bendt Drive to the south and that extension will provide an additional street connection to the adjacent properties.

Master Plan: The applicant has submitted a Master Plan demonstrating that relocating the collector street as proposed will continue to provide street and utility connections to the adjacent properties. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan relocating the collector street as proposed be approved.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the February 8, 2007 Planning Commission meeting if these requirements have not been met. Staff has received one inquiry regarding the proposed request at the time of this writing.