

STAFF REPORT  
June 21, 2007

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**No. 07CA024 - Amendment to the Adopted Comprehensive Plan to  
revise the Major Street Plan by eliminating a collector street**      **ITEM 17**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bypass, LLC
REQUEST	<b>No. 07CA024 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating a collector street</b>
EXISTING LEGAL DESCRIPTION	The W1/2 of the NE1/4, Section 28, T2N, R8E and the SE1/4 of Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 36.21 acres
LOCATION	The extension of Dakota Craft Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Light Industrial District
East:	Light Industrial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/25/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate a portion of a collector street extending through the subject property. In addition, the applicant has submitted a Preliminary Plat (File #07PL073) to create 12 lots.

On May 5, 2003, the City Council approved a Layout Plat (File #03PL038) to subdivide approximately 139 acres into 34 lots, including the subject property. On July 22, 2004, the City Council approved a Vacation of Section Line Highway (File #04VR004) vacating the section line highway located along the north lot line of the subject property.

The subject property is located north of E. Mall Drive and west of Elk Vale Road and is

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currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Amendment to the adopted Comprehensive Plan to revise the Major Street Plan by eliminating a portion of a collector street and has noted the following considerations:

Dakota Craft Drive: The Major Street Plan identifies Dakota Craft Drive, a collector street, extending north approximately 3,200 feet from Seger Drive to an east-west collector street located on the adjacent property. However, the associated Preliminary Plat identifies Dakota Craft Drive terminating at the intersection of Seger Drive or approximately 500 feet south of the north lot line of the subject property.

A majority of the adjacent property located north of the subject property is located within the 100 year federally designated floodplain. A small area of the adjacent property located approximately 465 feet east of the proposed location of the collector street is outside of the 100 year federally designated floodplain. The associated Preliminary Plat shows the extension of Rearden Court, an industrial street, to serve as access to this portion of the adjacent property. The floodplain designation severely limits the possibility of constructing a street through the adjacent property as shown on the Major Street Plan. Further, the floodplain designation will significantly restrict the density and intensity of development in this area limiting the traffic generated by development in the area. A sufficient street grid system is located around the perimeter of the site with Country Road, a principal arterial street, located to the north; Elk Vale Road, a principal arterial street, located to the east; Dyess Avenue, a minor arterial street located to the west; and, Seger Drive, a minor arterial Street located to the south. The adjacent property owner has also concurred with the proposed Comprehensive Plan Amendment request. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to eliminate a portion of the collector street be approved.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 21, 2007 Planning Commission meeting if these requirements have not been met.