

STAFF REPORT
October 4, 2007

No. 07CA045 - Amendment to the Adopted Comprehensive Plan to revise the Major Street plan to relocate a collector street and eliminate a collector street

ITEM 21

GENERAL INFORMATION:

APPLICANT/AGENT	Bryan Gonzalez
PROPERTY OWNER	Century Development, Co, Inc.
REQUEST	No. 07CA045 - Amendment to the Adopted Comprehensive Plan to revise the Major Street plan to relocate a collector street and eliminate a collector street
EXISTING LEGAL DESCRIPTION	The north 327.2 feet of the N1/2 of the SE1/4 lying west of I90 Right-of-way, excepting therefrom the W1/2 of the NW1/4 of the SE1/4, and less North Boulevard Addition, located in the unplatted (9779); and, the east 670 feet of the south 30 feet of the SW1/4 NE1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1400 East Philadelphia Street
PARCEL ACREAGE	Approximately 1.32 acres
LOCATION	South of Philadelphia Street and west of West Boulevard
EXISTING ZONING	Office Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/7/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to revise the Major Street plan to relocate a collector street and eliminate a collector street be approved.

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GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate Philadelphia Street, a collector street, to the north lot line of the property and to eliminate 11th Street as a collector street. In addition, the applicant has submitted a Vacation of Right-of-Way request (#07VR011) to vacate the existing Philadelphia Street right-of-way located along the south lot line of the property. The applicant has also submitted a Preliminary Plat (#07PL090) to subdivide the property into 52 lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#07SV044) to reduce the right-of-way width for the eastern 481 feet of Philadelphia Street as it abuts the property from 68 feet to 54.6 feet. The applicant has also submitted an Initial and Final Planned Residential Development (#07PD047) to allow the development of 51 townhome units and a clubhouse on the property.

The applicant has subsequently requested that the Variance to the Subdivision Regulations to reduce the right-of-way width along Philadelphia Street as identified above be withdrawn. In addition, the Planning Commission has continued the associated Preliminary Plat request and the Initial and Final Planned Residential Development request to their October 4, 2007 Planning Commission meeting to allow the applicant to submit additional information.

The property is located between Founders Park Drive and west of 11th Street and is currently void of any structural development.

STAFF REVIEW:

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

Philadelphia Street: The City's Major Street Plan identifies Philadelphia Street, located along the south lot line of the property, as a collector street. However, the applicant has submitted a Preliminary Plat showing the relocation of Philadelphia Street to the north lot line of the property. Relocating Philadelphia Street as proposed continues to provide an east-west street connection within this area. In addition, the applicant has demonstrated that the topography along the north side of the property supports the street construction. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to relocate the collector street be approved.

11th Street: The City's Major Street Plan identifies 11th Street located along the east lot line of the property as a collector street. The Major Street Plan also identifies Founders Park Drive located along the west lot line as a collector street. Founders Park Drive intersects with Philadelphia Street at the north end and 12th Street at the south end, providing a north-south street connection within this area. As a part of the associated Preliminary Plat, 11th Street will be constructed to City street design standards, providing a street and utility connection to the adjacent properties. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to eliminate 11th Street as a collector street be approved.

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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 October 4, 2007 Planning Commission meeting if these requirements have not been met.