

STAFF REPORT
November 21, 2007

**No. 07CA054 - Amendment to the Adopted Comprehensive Plan to
revise the Major Street Plan by relocating a collector street**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Heartland Retail Center, LLC
REQUEST	No. 07CA054 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a collector street.
EXISTING LEGAL DESCRIPTION	NW1/4, Section 34, T2N, R8E and SW1/4, Section 27, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 320.0 acres
LOCATION	East of North Elk Vale Road and west of North Reservoir Road between Cheyenne Boulevard and East Anamosa Street
EXISTING ZONING	General Agriculture District - General Commercial District - Low Density Residential District (PDD) - Medium Density Residential District (PDD) - Office Commercial District (PDD)
SURROUNDING ZONING	
North:	General Commercial District
South:	Low Density Residential District (PDD)
East:	General Agriculture District - Low Density Residential District (PDD)
West:	General Commercial District - General Agriculture District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	10/26/2007
REVIEWED BY	Tim Roberts / Mary Bosworth

RECOMMENDATION:

Staff recommends an Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a collector street, be approved with the following stipulation:

1. Prior to Planning Commission approval, the Air Quality Permit 07AQ033 for the Heartland Retail Center shall be updated based on the new location prior to construction of the new road.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan amendment requesting the proposed

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collector Degeest Street be relocated east approximately 1300 feet from its current location as identified on the Major Street Plan.

STAFF REVIEW:

Staff has reviewed the Comprehensive Plan Amendment to the Major Street Plan and finds the proposed relocation and extension of the proposed collector will improve the connectivity of the roadway network by providing a better alignment between the proposed collector and the existing cul-de-sac to the north and to the existing Degeest Street to the south. The proposed relocation will also increase the spacing between the Elk Vale Road/Cheyenne Boulevard intersection and the intersection of the proposed collector/Cheyenne Boulevard to almost 2000 feet, allowing for improved traffic flow

The applicant has submitted a Preliminary Plat (#07PL108) reflecting the proposed relocation of Degeest Street. The Preliminary Plat includes stipulations requiring the roadway be designed and constructed in accordance with City Standards. The Preliminary Plat has been scheduled for consideration at the November 19, 2007 City Council meeting.

The applicant has also submitted a Conceptual Master Plan demonstrating that the relocated Degeest Street is part of the overall circulation plan providing access to multiple commercial and retail pads within the Heartland Retail Center.

Staff has reviewed the proposed operation of Degeest Street and recommends approval.