

STAFF REPORT
May 19, 2009

No. 09CA002 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets located within the Spring Creek Neighborhood Area

ITEM 2

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	No. 09CA002 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets located within the Spring Creek Neighborhood Area
LOCATION	That portion of Sections 1, 3, 10, 11, 12, 14 and 15 lying south of Spring Creek, all of Sections 13, 22, 23, 24, 25, and 26, and all of Section 27 less Foster Lode Mineral Survey, Township 1 South, Range 6 East, BHM, Pennington County, South Dakota; that portion in the W1/2 of Section 4 and Sections 5, 6 and 7 lying south of Spring Creek, the W1/2 and SE1/4 of Section 9, the S1/2 of Sections 10 and 11, and all of Sections 1, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, Township 1 South, Range 7 East, BHM, Pennington County, South Dakota; the E1/2 and SW1/4 of Section 25 and all of Section 36, Township 1 North, Range 7 East, BHM, Pennington County, South Dakota; that portion of Sections 29 and 32 lying west of SD Highway 79 and all of Sections 30 and 31, Township 1 North, Range 8 East, BHM, Pennington County, South Dakota; that portion of Sections 5, 8, 17, 20 and 29 lying west of SD Highway 79 and all of Sections 6, 7, 18, 19 and 30, Township 1 South, Range 8 East, BHM, Pennington County, South Dakota, more generally described as being located generally south of Spring Creek, east of Boulder Hill Road, north of Knotty Pine Road and east of S.D. Highway 79
DATE OF APPLICATION	May 1, 2009
REVIEWED BY	Patsy Horton

RECOMMENDATION: The Future Land Use Committee recommends approval of the Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating, adding, and realigning several collector and arterial streets in the Spring Creek Neighborhood Area.

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GENERAL COMMENTS:

At the Planning Commission meeting on June 5, 2008, the Planning Commission authorized staff to prepare amendments and submit an application for a Major Street Plan Amendment in the Spring Creek Neighborhood Future Land Use Area. A map has been prepared identifying the proposed changes.

STAFF REVIEW:

The Major Street Plan was adopted to ensure adequate networking between collector streets and arterial streets. Staff has reviewed the roadway network for consistency with the approved Future Land Use Plans and the proposed Spring Creek Neighborhood Area Future Land Use Plan utilizing topographic contour data and aerial photography available through the use of the City's Geographic Information System. The following considerations have been noted:

Extension of a Principal Arterial Street: The principal arterial designation on US Highway 16 as it traverses through the Neighborhood has been extended to the southwestern boundary of the Neighborhood.

Addition of a Minor Arterial Street: A minor arterial street known as South Rockerville Road located in Sections 13, 23, 24, 25 and 26, Township 1 South, Range 6 East, has been added to provide a north-south connection extending south from US Highway 16.

Extension of a Minor Arterial Street: The minor arterial designation on Neck Yoke Road as it traverses southwesterly through the Neighborhood and located in Sections 10, 15, 16, 19, 20 and 21, Township 1 South, Range 7 East, and Sections 23, and 24, Township 1 South, Range 6 East, has been extended to the intersection of South Rockerville Road.

Removal of a Proposed Collector Street: A proposed collector extending south of US Highway 16 along Sitting Bull Caverns Road connecting to Windmill Road/Coyote Flats Road, located in Sections 8 and 17, Township 1 South, Range 7 East, has been removed because of the topography constraints between the terminus of Sitting Bull Caverns Road and Coyote Flats Road.

Removal of a Proposed Minor Arterial Street: A proposed minor arterial known as Windmill Road, located in Sections 15, 16 and 17, Township 1 South, Range 7 East, has been removed and considered a proposed local road only.

Addition of a Proposed Collector Street: A proposed collector street connecting Pine Grove Road and Hart Ranch Road West located in Sections 19, 20, 29, 30, 31 and 32, Township 1 South, Range 7 East, has been added to provide a north-south connection from Neck Yoke Road.

Removal of a Proposed Collector Street: A proposed collector street located along the quarter line in Sections 15 and 22, Township 1 South, Range 7 East, has been removed

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to eliminate the proposed five-legged intersection.

Realignment of a Proposed Collector Street: A proposed collector street connecting Neck Yoke Road to Spring Creek Road located in Sections 13, 14 and 15, Township 1 South, Range 7 East, has been realigned to the section line right-of-way between Sections 14 and 15, and Sections 14 and 23, connecting to an existing road bed to provide an east-west connection.

Extension of a Principal Arterial Street: The principal arterial designation on SD Highway 79 as it traverses along the eastern boundary of the Neighborhood has been extended to the southeastern boundary of the Neighborhood.

Summary: The Amendment to the Comprehensive Plan amending the Major Street Plan provides adequate roadway networking in the Southeast Connector Neighborhood Future Land Use Area.

NOTIFICATION REQUIREMENT:

Chapter 12.60.160 of the Rapid City Municipal Code regulates the City's Comprehensive Plan. A public hearing is required for a comprehensive plan amendment. Notice of the public hearing was published 10 days in advance of the hearing in the legal newspaper of the community. This amendment was initiated by the City's Planning Commission and certified letters mailed to all property owners within 250 feet are not required. However, post cards notifying all property owners within the Spring Creek Neighborhood Area were mailed to keep the neighborhood residents informed of the Planning Commission's consideration of the changes. Letters were mailed to the adjacent local government (Pennington County) to inform them of the proposed amendment.