

STAFF REPORT

November 21, 2001

**No. 01CA036 - Comprehensive Plan Amendment - North Rapid
Neighborhood Area Future Land Use Plan**

ITEM 10

GENERAL INFORMATION:

PETITIONER	Centerline for A/R Group
REQUEST	No. 01CA036 - Comprehensive Plan Amendment - North Rapid Neighborhood Area Future Land Use Plan
LEGAL DESCRIPTION	Amendment to the North Rapid Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to eliminate and modify various collector roadways all located in the SW1/4 SW1/4 Section 29 and N1/2 NW1/4 Section 32 T2N, R8E, BHM, Rapid City, Pennington County, South Dakota and identifying the extension of Eglin Street , an arterial roadway located in Sections 29 and 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Northwest of the intersection of proposed East Anamosa and East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Agriculture District/General Commercial District
South:	General Commercial District/General Agriculture District
East:	General Commercial District/Light Industrial District
West:	Light Industrial District
REPORT BY	Jeff Gies

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment – North
Rapid Neighborhood Area Future Land Use Plan be approved with the following stipulations:

Transportation Planning Division Recommendation:

1. That the intersection geometrics of the proposed realignment of Century Road with East Anamosa Street comply with all applicable City Standards.

GENERAL COMMENTS: The applicant has submitted an application to amend the North Rapid Future Land Use Plan as a companion item to the Comprehensive Plan Amendment – Amendment to the Major Street Plan (#01CA035). Attached is a copy of a draft amendment to the North Rapid Future Land Use Plan which proposes the removal of two collector roads, the identification of Century Road as a collector along its existing physical location south of the proposed East Anamosa Street alignment, the realignment of Century Road as a local street north of the East Anamosa Street alignment, the termination of the existing alignment of Century Road at the railroad tracks, and the extension of Eglin Street.

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Map insets of both the Major Street Plan Amendment and the North Rapid Neighborhood Area Future Land Use Plan are provided to highlight the specific proposed changes to the street network in this area.

STAFF REVIEW: Staff recently met with the petitioner representing the contract purchaser for the subject property which lies directly across East North Street from Menards. Based on the proposed development of this property, two of the proposed collector streets as identified on the Major Street Plan conflict with the layout for the proposed development. These proposed collectors were originally deemed necessary as there were few options for expanding an adequate street network into the undeveloped area northwest of East North Street because of the conflicts with the railroad and the existing interchange at Exit 60.

Since the time that these proposed collectors were identified on the Major Street Plan, the South Dakota Department of Transportation has committed to reconstructing the interchange at Exit 60 in 2004. The reconstruction of this interchange as an urban interchange will change the traffic patterns along East North Street, especially in the vicinity of this property. The urban interchange configuration will eliminate the high speed eastbound to southbound movement from Interstate 90, and will pull the interchange further to the north and into a tighter footprint. The increased distance between the new interchange and the railroad tracks presents the opportunity to extend Eglin Street to the west, across East North Street. This would provide better access to the undeveloped land north of the railroad tracks. The South Dakota Department of Transportation staff have expressed their support for this extension of Eglin Street.

Since the collector and arterial roadways as identified on the Major Street Plan are a component of the Future Land Use Plan Neighborhood maps, a companion amendment to the North Rapid Neighborhood Area Future Land Use Plan is necessary so that street system layout is consistent on both the Major Street Plan and the North Rapid Neighborhood Area Future Land Use Plan. Additional revisions to the local street network are also identified for the North Rapid Neighborhood Area Future Land Use Plan. These include the elimination of the proposed local street connection between Farnwood Avenue and Century Road in the extreme northeast corner of the North Rapid neighborhood map, and the termination of the existing alignment of Century Road at the railroad tracks in a cul-de-sac. As a result of the changes to the roadway network, it would appear appropriate to review the land use designations. Staff recommends that the Future Land Use Committee review the land use designations as a separate item.

Staff supports the proposed road network changes to the North Rapid Neighborhood Area Future Land Use Plan, with the condition that the intersection geometrics of the proposed realignment of Century Road with East Anamosa Street comply with all applicable City Standards.