

STAFF REPORT  
August 5, 2004

---

**No. 04CA032 - Amendment to the Comprehensive Plan by adopting the U.S. Highway 16 Corridor Study Future Land Use Plan**      **ITEM 13**

---

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 04CA032 - Amendment to the Comprehensive Plan by adopting the U.S. Highway 16 Corridor Study Future Land Use Plan</b>
LOCATION	Generally described as being located north of Cathedral Drive, south along U.S. Highway 16 approximately one mile either side of U.S. Highway 16 to south of Reptile Gardens
DATE OF APPLICATION	7/9/2004
REVIEWED BY	Patsy Horton / David L. Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by adopting the U.S. Highway 16 Corridor Study Future Land Use Plan be approved.

STAFF REVIEW:

The Future Land Use Plan for the City is comprised of 14 neighborhood plans. There are 238 square miles in the Future Land Use Study Area. Division of the Study area into smaller planning areas promotes increased public participation as citizens are naturally more concerned about issues in their neighborhoods. The Future Land Use Plan is dynamic and will be revisited to make changes as circumstances warrant. The US Highway 16 Corridor Study includes all of the Southwest Connector Neighborhood Area and portions of the Skyline Drive/Downtown Neighborhood Area, the South Robbinsdale Neighborhood Area, the Spring Creek Neighborhood Area, and the Sheridan Lake Road Neighborhood Area.

The US Highway 16 Corridor Study included an operational analysis and long-term access management plan to ensure that the corridor would provide acceptable traffic operations well into the future. As part of the Corridor Study, the Future Land Use Plan was developed to provide data necessary for the analysis. Two public meetings were held during the development of the corridor study and extensive public comment was received. The proposed US Highway 16 Corridor Study Future Land Use Plan amendment to the adopted Comprehensive Plan is a framework within which development and rezoning proposals will be measured and evaluated. The plan is intended to guide the orderly growth of the community.

The proposed Future Land Use Plan will update the previous 1974 adoption of the Rapid City Comprehensive Plan to allow Rapid City to preserve its quality of life and continue to attract new business and investment to the community. The proposed Plan is the

STAFF REPORT  
August 5, 2004

---

**No. 04CA032 - Amendment to the Comprehensive Plan by adopting the U.S. Highway 16 Corridor Study Future Land Use Plan**      **ITEM 13**

---

framework for ensuring orderly and efficient growth of the community. The proposed Plan will provide developers and landowners with a clear idea of the location and type of development desired by the community, thus saving time and money in assembling development plans. The proposed Plan will also enable individual citizens to be more aware of how the community and their specific neighborhoods will develop, assisting them in making more informed decisions about where to live and work.

The Planning Commission directed staff to proceed with adoption of the US Highway 16 Corridor Study Future Land Use Plan at its July 22, 2004, meeting.