

STAFF REPORT
August 25, 2008

No. 08CA029 - Amendment to the Comprehensive Plan adopting the West Rapid Neighborhood Area Future Land Use Plan **ITEM 1**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 08CA029 - Amendment to the Comprehensive Plan adopting the Wst Rapid Neighborhood Area Future Land Use Plan
LOCATION	South of Omaha Street, north of Jackson Boulevard, west of SD Highway 79 (Sturgis Road) to the Rapid City corporate limits boundary, Pennington County, South Dakota
PARCEL ACREAGE	3,240 acres
DATE OF APPLICATION	8/11/2008
REVIEWED BY	Patsy Horton

RECOMMENDATION: The Future Land Use Committee recommends approval of the Amendment to the Comprehensive Plan by adopting the West Rapid Neighborhood Area Future Land Use Plan.

STAFF REVIEW:

The Future Land Use Plan for the City is comprised of 16 neighborhood plans. There are 413 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 West Rapid Neighborhood Area generally includes all of the property south of Omaha Street, north of Jackson Boulevard and west of SD Highway 79 (Sturgis Road) to the Rapid City corporate limits boundary.

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 framework for ensuring orderly and efficient growth of the community and 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.

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The West Rapid Neighborhood Area Future Land Use Plan encompasses approximately 3,240 acres. The following points summarize the intent of the West Rapid Neighborhood Area Future Land Use Plan:

- Residential growth patterns will increase slightly, primarily as multi family dwelling units.
- Extension of infrastructure is identified to support the anticipated growth patterns.
- SD Highway 44, SD Highway 79 (Sturgis Road), and Nemo Road / South Canyon Road are entryway corridors into Rapid City. General commercial uses have been identified along the SD Highway 79 (Sturgis Road) corridor to accommodate and encourage business development.

Several public meetings were held during the development of the Future Land Use Plan and extensive public comment was received. The proposed West Rapid Neighborhood Area 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 Future Land Use Committee recommends approval of the proposed West Rapid Neighborhood Area Future Land Use Plan.

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 instituted 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 West Rapid Neighborhood Area were mailed to keep the neighborhood residents informed of the Planning Commission's consideration of the proposed Plan. Letters were mailed to the adjacent local government (Pennington County) to inform them of the proposed amendment.