

STAFF REPORT
November 18, 2008

**No. 08CA035 - Amendment to the Comprehensive Plan adopting
the Sheridan Lake Road Neighborhood Area Future Land Use Plan**

ITEM 1

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 08CA035 - Amendment to the Comprehensive Plan adopting the Sheridan Lake Road Neighborhood Area Future Land Use Plan
LEGAL DESCRIPTION	Property legally described as portions of Sections 10, 11, 12, 13, Township 1 North, Range 6 East, Pennington County, South Dakota; all of Sections 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 1 North, Range 6 East, Pennington County, South Dakota; and portions of Sections 2, 3, 8, 9, 10, 11, 15, 18, and 33, Township 1 North, Range 7 East, Pennington County, South Dakota; all of Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, Township 1 North, Range 7 East, Pennington County, South Dakota; portions of Sections 1, 3, 10, 11, and 12, Township 1 South, Range 6 East, Pennington County, South Dakota; all of Section 2, Township 1 South, Range 6 East, Pennington County, South Dakota; and portions of Sections 4, 5, and 6, Township 1 South, Range 7 East, Pennington County, South Dakota
LOCATION	South of Jackson Boulevard, west of Skyline Drive, north of Spring Creek and east of Hisega Road extending south along the section line to Burgess Road, Pennington County, South Dakota, also known as the Sheridan Lake Road Neighborhood Area
PARCEL ACREAGE	20,319 acres
DATE OF APPLICATION	10/10/2008
REVIEWED BY	Patsy Horton

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

GENERAL COMMENTS: 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. The division of the Study Area into smaller planning areas has promoted 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 Sheridan Lake Road Neighborhood Area generally includes all

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of the property south of Jackson Boulevard, west of Skyline Drive, north of Spring Creek and east of Hisega Road extending south along the section line to Burgess Road.

The Sheridan Lake Road Neighborhood Area Future Land Use Plan encompasses approximately 20,319 acres. The following points summarize the intent of the Sheridan Lake Road Neighborhood Area Future Land Use Plan:

- Residential growth patterns will increase, as both single family and multi family dwelling units;
- Extension of infrastructure is identified to support the anticipated growth patterns;
- South Dakota Highway 44, Sheridan Lake Road and United States Highway 16 are entryway corridors into Rapid City. General commercial uses have been identified along these corridors to accommodate and encourage business development; and
- Special study areas (corridor studies) are identified to provide direction on necessary transportation corridors to minimize impacts on existing development.

Two neighborhood meetings were held during the development of the Future Land Use Plan and public comment was received and incorporated into the Plan. The proposed Sheridan Lake Road 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.

Chapter 16.08.040 identifies language regarding Special Study Areas. Comments received during and after the public meeting identified concerns regarding a connection from Sheridan Lake Road to the west along the section line right-of-way and a second access out of Chapel Valley. The Future Land Use Committee has proposed designating these two areas as special study areas in the Plan, enabling detailed study to determine potential road connections. Currently, the City is seeking proposals to analyze the potential for a second access out of Chapel Valley. It is anticipated that this study will be completed in 2009. Funding for the detailed analysis of the transportation corridor serving the area west of Sheridan Lake Road and east of Red Rock Meadows is anticipated to be available in 2010.

FUTURE LAND USE COMMITTEE REVIEW: The Future Land Use Committee evaluated the proposed comprehensive amendment as it relates to the six criteria for the review of comprehensive plan amendments. A summary of the Committee findings is outlined below:

1. *The proposed change is consistent with the policies and overall intent of the comprehensive plan.*

The proposed Future Land Use Plan is consistent with the policies adopted in the Rapid City Area Future Land Use Plan 2008 Overview.

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2. *The proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The proposed Future Land Use Plan updates the previously approved Rapid City Comprehensive Plans. The update reflects the development that has occurred since the regional adoption of these plans, along with the extension of infrastructure and other improvements.

3. *The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The Plan proposes no significant changes in the areas designated for residential and non-residential uses. Densities of development have been proposed that reflect the existing and proposed extension of water and sewer as well as street improvements and other public infrastructure. The proposed plan appears to be compatible with the existing and proposed uses surrounding the neighborhood area.

4. *The extent to which the proposed amendment would adversely effect the environment, services, facilities and transportation.*

No significant adverse effects on the environment, services, facilities, or transportation have been identified. The proposed Plan includes transportation corridor study areas to allow further detailed review of potential neighborhood transportation connections, minimizing impacts to the existing neighborhoods.

5. *The extent to which the proposed amendment would result in a logical and orderly development pattern.*

As noted, the Plan proposes no significant changes in the areas designated for existing residential and non-residential uses. The Plan allows additional development within the study area to occur in an orderly manner, with the extension of infrastructure identified to support the anticipated growth patterns. The Plan proposes a logical and orderly development pattern.

6. *The extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

No significant adverse affects of the proposed Plan have been identified. The proposed study areas identified on the Plan will allow additional detailed study and evaluation of transportation corridors to better ensure that any potential adverse affects are addressed in those areas.

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

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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 Sheridan Lake Road 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 Pennington County Commission to inform them of the proposed amendment.