



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: City Council Members

FROM: Patsy Horton, Transportation Program Coordinator

DATE: February 10, 2010

RE: Updated Spring Creek Neighborhood Area Future Land Use Plan Timeline

On September 8, 2009, the City Council continued consideration of the Spring Creek Neighborhood Area Future Land Use Plan and the associated Major Street Plan changes to allow Council members an opportunity to meet with neighbors regarding proposed road locations. The Council also requested the following timeline on the preparation of the proposed Plan.

1/15/09 – FLU Committee reviews draft map

1/29/09 – FLU Committee reviews draft map – changes from previous draft incorporated planned development designations to address unique neighborhood characteristics, residential density changes for consistency with Tier 1 water service boundary, and requests staff develop language for a potential “tourism” zoning district

2/12/09 – FLU Committee toured area for comparisons to existing new developments

3/25/09 – Neighborhood meeting with 40 acre property owners

4/13/09 – Neighborhood open house with all property owners

4/16/09 – FLU Committee reviewed comments, including proposed density designations conflicting with existing property covenants, the reduction in the size of the general commercial properties along SD Highway 79, the need to upgrade existing roads before additional



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development allowed, and concern for a proposed collector route between Neck Yoke Road and Spring Creek Road

4/30/09 – FLU Committee reviewed comments received from neighborhood meeting as well as alternate road proposals submitted by neighborhood property owner

5/14/09 – FLU Committee reviewed Final Plan / Map based on committee's changes after reviewing comments (as currently proposed)

5/19/09 – Special Planning Commission meeting – recommended approval

5/26/09 – Public Works meeting – sent to Council without recommendation

6/1/09 – City Council – continued to 8/11/09 Public Works meeting to allow Council to view road potential and allow a neighbor in Arizona an opportunity to respond

8/11/09 – Public Works meeting – continued to 9/1/09 Public Works (scheduling coordination)

9/1/09 – Public Works meeting – recommended approval

9/8/09 – City Council – continued to 11/16/09 City Council to allow Council to view collector road

10/29/09 – Future Land Use Committee met neighbors on-site to view collector road

11/12/09 – Future Land Use Committee reviewed the on-site discussions from October 29, 2009 and recommended an additional open house meeting with landowners impacted by a proposed collector between Neck Yoke Road and Spring Creek Road.

11/16/09 – City Council – public hearing scheduled on Spring Creek Future Land Use Plan and Major Street Plan. City Council continued the public hearing to February 16, 2010 in order to schedule an on-site visit with the impacted neighbors.

12/3/09 – Future Land Use Committee meeting – determined that they should meet on-site with neighbors to view the proposed road location.

12/17/09 – Future Land Use Committee met on-site with neighbor and viewed the proposed location. The Committee determined that the proposed route could feasibly be constructed using cuts and fill. Committee determined that it would be appropriate to hold an additional neighborhood open house to address neighbor-proposed route relocation.

1/12/10 – Neighborhood open house held with property owners impacted by proposed collector route utilizing Wallace Street and proposed collector route utilizing Evans Court.

1/14/10 – Future Land Use Committee recommended the proposed collector route connecting Neck Yoke Road to Spring Creek Road at Arena Drive be removed from the plan and identified a future corridor study area to determine the appropriate collector street alignment at a future time.