

STAFF REPORT
June 10, 2010

No. 10CA017 - Amendment to the adopted Comprehensive Plan to change the land use designation from Park Forest to Public **ITEM 10**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 10CA017 - Amendment to the adopted Comprehensive Plan to change the land use designation from Park Forest to Public
EXISTING LEGAL DESCRIPTION	Lots A and B of Lot 3, Lot B of Lot 4, North 202 feet of Lot 4 and the vacated street lying east and adjacent to Lot 4, all in Block 2 of Cleghorn Canyon Subdivision #2; and all of Block 1 of Cleghorn Canyon Subdivision #2, all located in the SW1/4 of Section 8, T1N, R7E, BHM, Pennington County, South Dakota; and the Right-of-way Lot CS in Block 1 of Cleghorn Canyon Subdivision #2 known as Cleghorn Canyon Lane, and Cleghorn Canyon Road adjacent to and south of Block 1 of Cleghorn Canyon Subdivision #2 and south of the vacated street lying east and adjacent to Lot 4 of Block 2 of Cleghorn Canyon #2, and the private lane adjacent and north of Lot B of Lot 4 of Block 2 of Cleghorn Canyon Subdivision #2, all located in the SW1/4 of Section 8, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.44 acres
LOCATION	North of Cleghorn Canyon Road and west of Jackson Boulevard
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Limited Agriculture District - Suburban Residential District (Pennington County)
South:	Limited Agriculture District - Suburban Residential District (Pennington County) - Flood Hazard District
East:	Park Forest District - Flood Hazard District
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Canyon water and sewer
DATE OF APPLICATION	5/14/2010
REVIEWED BY	Patsy Horton / Ted Johnson

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RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to revise the Future Land Use Plan by changing the land use designation from Park Forest to Public be approved.

GENERAL COMMENTS: The applicant has submitted a Comprehensive Plan Amendment to the 1974 Comprehensive Plan to change the land use designation from Park Forest to Public. In addition, the applicant has submitted a rezoning application (#10RZ036) to change the zoning designation to Public District.

This property contains approximately 3.44 acres and is located north of Cleghorn Canyon Road and west of Jackson Boulevard. The City plans to build the Jackson Springs Water Treatment Plant at this location. The former Cleghorn Canyon School is proposed to be demolished. Two school structures, two residences and two garages are proposed to be offered at auction later this spring.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. In order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions are required.

The Future Land Use Committee has reviewed this proposed Comprehensive Plan Amendment for conformance with the six criteria for review of Comprehensive Plan Amendments established in Section 2.60.160(D). A summary of the Future Land Use Committee's findings are outlined below:

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

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure and services. Another goal is to develop a unified land use and transportation system that balances today's community needs and goals while adequately planning for those of tomorrow.

The City's proposed Jackson Springs Water Treatment Plant at this location will complement the current water treatment plant to ensure the public's water availability now and into the future. In July 2007, the City's Water Advocacy Task Force provided recommendations to the City Council in order to meet the intent of the Source Water Use Management Plan. The Source Water Use Management Plan was developed to ensure the optimal use of the City's ground water and surface water resources. The Source Water Use Management Plan included a recommendation to construct a new water treatment facility in the vicinity of Jackson Springs that can utilize raw water from both Rapid Creek and the Jackson Springs Infiltration Gallery. The new Jackson Springs

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Water Treatment Plant proposed for this location is designed to complement the existing water treatment plant in order to meet the water usage projections through 2025.

The Public designation provides for facilities that serve the general public and are sited with public safety and government efficiency in mind. This proposed change is consistent with the intent of the City's Comprehensive Plan goal to encourage in-fill development and connect existing public services.

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

In July 2007, the Water Advocacy Task Force recommended to the City Council that the City immediately initiate the design and construction of a water treatment facility sufficient to provide water for the citizens of the community until the year 2025. Those facilities would include a treatment plant to be located in the Cleghorn Springs area that is of sufficient capacity to provide the volume of water generated by Jackson Springs or an equivalent amount from Rapid Creek. Additionally, a new treatment plant should be constructed to compliment the capacity provided by the Jackson Springs Infiltration Gallery, located approximately 750 feet from the proposed Treatment Plant.

Based on the Water Advocacy Task Force, the City acquired the property in January 2009 in anticipation of moving forward with the Source Water Use Management Plan. The source water protection recommendations represent the changing condition warranting the proposed Comprehensive Plan Amendment.

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

Land located north of this site is zoned both Limited Agriculture District and Suburban Residential District (Pennington County). Land located south of this site is zoned Limited Agriculture District, Suburban Residential District (Pennington County) and Flood Hazard District. Land located east is zoned Park Forest District and Flood Hazard District. Land west is zoned Suburban Residential District (Pennington County). Public uses have existed on this property since the construction of the Cleghorn Canyon School. The construction of the Jackson Springs Water Treatment Plant appears to be a compatible public use by maintaining the existing public uses on the property.

- 4. Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities, and transportation.*

The proposed amendment does not appear to have any significant adverse effect on the environment, services, facilities or transportation network.

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

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In July 2007, the City's Water Advocacy Task Force provided recommendations to the City Council in order to meet the intent of the Source Water Use Management Plan. The Source Water Use Management Plan was developed to ensure the optimal use of the City's ground water and surface water resources. The Source Water Use Management Plan included a recommendation to construct a new water treatment facility in the vicinity of Jackson Springs that can utilize raw water from both Rapid Creek and the Jackson Springs Infiltration Gallery. The new Jackson Springs Water Treatment Plant proposed for this location is designed to complement the existing water treatment plant to meet the water usage projections through 2025.

The proposed amendment will allow public uses to provide treated water for the community now and into the future, thus creating the opportunities for a logical and orderly development pattern.

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

The Future Land Use Committee has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has not received any inquiries regarding the proposed request at the time of this writing.

The Future Land Use Committee recommends approval of the request to amend the Comprehensive Plan by changing the land use designation from Park Forest to Public.