

STAFF REPORT  
February 25, 2016

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**No. 16CA001 - Amendment to the Comprehensive Plan to adopt the County Heights Drainage Basin Design Plan Amendment** **ITEM 8**

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GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	<b>No. 16CA001 - Amendment to the Comprehensive Plan to adopt the County Heights Drainage Basin Design Plan Amendment</b>
EXISTING LEGAL DESCRIPTION	County Heights Drainage Basin located in all or portions of Sections 2, 3, 10, 11, 14, 15 and 23, T1N, R8E and portions of Sections 34 and 35, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1,372 Acres
LOCATION	East of Elk Vale Road and Jolly Lane, south of Cheyenne Boulevard and north of Green Valley Drive
APPLICATION	1/29/16
REVIEWED BY	Kip Harrington / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to adopt the County Heights Drainage Basin Design Plan Amendment be approved.

GENERAL COMMENTS: The Public Works Department has submitted this Comprehensive Plan Amendment to adopt the County Heights Drainage Basin Design Plan Amendment, updating the original Basin Study completed in 1990. The County Heights Drainage Basin Design Plan Amendment includes approximately 1,372 acres located east of Elk Vale Road and Jolly Lane, south of Cheyenne Boulevard and north of Green Valley Drive. The purpose of the design plan is to define existing and future stormwater related issues in the study area and to present a conceptual design plan for control of the runoff.

In 2009, the City of Rapid City adopted the *Stormwater Quality Manual*, replacing the 1989 Rapid City Drainage Criteria Manual. The *Stormwater Quality Manual, 2009 Edition*, brings Rapid City into compliance with the Environmental Protection Agency in reducing the quantity of pollutants transported in sewer systems during storm events to the maximum extent possible, thereby creating compliance with the Stormwater Phase II Final Rule as applied to municipal separate storm sewer systems of urbanized settings in small municipalities, thus satisfying the requirements of the Clean Water Act.

The *Stormwater Quality Manual, 2009 Edition*, provides policies, design procedures and techniques to be used to mitigate the impact from uncontrolled stormwater runoff on urbanized environments and is the basis for planning and designing all stormwater or

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drainage-related facilities within the City of Rapid City and its extraterritorial jurisdiction.

Public Works Department staff has indicated that the County Heights Drainage Basin Design Plan Amendment was developed by a consultant retained by the City of Rapid City in order to update the County Heights Drainage Basin Plan's modeling methodology in accordance with the *Stormwater Quality Manual, 2009 Edition*, to reflect revised hydraulic conditions and to incorporate federally mandated stormwater quality improvements.

The Basin Plan identifies improvements with an estimated cost of \$2.1 million or approximately \$1,507 per acre.

**STAFF REVIEW:** The adopted Comprehensive Plan is a framework with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of Rapid City, which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development. 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 will be required.

Staff has reviewed the Comprehensive Plan Amendment to adopt the County Heights Drainage Basin Design Plan Amendment and 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 findings are outlined below:

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

Plan Rapid City identifies two goals applicable to the County Heights Drainage Basin Design Plan Amendment:

**Goal TI-1.1:** Coordinate the planning, construction and maintenance of utility and transportation infrastructure projects to maximize benefits and efficiency.

**Goal TI-1.2:** Proactively plan for utility and transportation infrastructure construction, maintenance, and improvements.

The proposed Plan Amendment prioritizes six drainage basin improvements. The remaining improvements can be completed as part of subdivision and/or development projects, roadway improvements or as funding becomes available.

The County Heights Drainage Basin Design Plan Amendment, once implemented, will improve capacity and operation of existing storm drainage facilities within the Drainage Basin as well as address the existing water pools, stagnant water, excessive vegetation, slope failures, poor access and water quality problems currently experienced throughout the drainage channels within the Drainage Basin. The proposed Amendment is

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consistent with Chapter 6 of *Plan Rapid City* by identifying a plan to mitigate potential health and environmental concerns from the effects of water pools and stagnant water within the Basin.

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

The County Heights Drainage Basin Plan was originally adopted in 1990. The proposed Basin Plan Amendment reflects updated stormwater calculation methodologies based on the *2009 Stormwater Quality Manual*, and includes revised hydraulic conditions and incorporates federally-mandated stormwater quality improvements. These new criteria constitute a substantially changed condition.

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

The County Heights Drainage Basin includes approximately 1,372 acres located east of Elk Vale Road and Jolly Lane, south of Cheyenne Boulevard and north of Green Valley Drive, extending south and east of the existing City boundary. The properties include existing residential and non-residential land uses and areas available for future development. The proposed Plan Amendment will improve capacity and operation of existing storm drainage facilities within the Drainage Basin as well as address the existing water pools, stagnant water, excessive vegetation, slope failures, poor access and water quality problems currently experienced throughout the drainage channels within the Drainage Basin. These proposed improvements will guide stormwater improvements within the Drainage Basin to enhance the existing and proposed uses of the surrounding properties.

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

The County Heights Drainage Basin Design Plan Amendment will provide the planning tools when developing the drainage improvement construction plans to improve capacity of the existing drainage channels. Therefore, the proposed amendment would not appear to result in any significant adverse affects 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.*

The proposed amendment will provide the planning tools when developing the drainage improvement construction plans, thus encouraging the preservation and proper utilization of environmental resources by preventing development in areas that are environmentally unsuitable for buildings and by protecting the proposed detention facility expansion from incompatible development. Amending the Comprehensive Plan by adopting the County Hieghts Drainage Basin Plan Amendment will help improve

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drainage facilities, resulting in 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 County Heights Drainage Basin Design Plan Amendment presents a conceptual design plan for the control of stormwater related problems. Staff has not identified any significant adverse affects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

Staff is recommending that the Comprehensive Plan Amendment to adopt the County Heights Drainage Basin Design Plan Amendment be approved.