

STAFF REPORT  
November 18, 2008

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**No. 08CA035 - Amendment to the Comprehensive Plan adopting the Sheridan Lake Road Neighborhood Area Future Land Use Plan** **ITEM 1**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 08CA035 - Amendment to the Comprehensive Plan adopting the Sheridan Lake Road Neighborhood Area Future Land Use Plan</b>
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 and request the City Council to direct staff to prepare a resolution identifying two Special Study Areas to address road connectivity issues.

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. 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

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circumstances warrant. The Sheridan Lake Road Neighborhood Area generally includes all 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.
- Special study areas are identified to provide direction on necessary transportation corridors to minimize impacts on existing development.

One public meeting was 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. In order to address these concerns, the City Council can designate these two areas as a special study area, enabling detailed study to determine potential road connections.

**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.

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

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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.

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

The proposed Plan is consistent with the existing residential and non-residential uses and allows additional development within the study area to occur in an orderly manner.

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

The proposed Plan identifies transportation corridor study areas in order to determine potential neighborhood transportation connections, thus minimizing impacts to existing neighborhoods yet ensure transportation network connectivity for existing and potential development.

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

The proposed Plan is consistent with the existing residential and non-residential uses and 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.

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

The proposed Plan is consistent with the existing residential and non-residential uses and allows additional development within the study area to occur in an orderly manner, thus minimizing impacts to existing neighborhoods yet ensure transportation network connectivity for existing and potential development.

**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 Sheridan Lake Road Neighborhood Area were

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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.