

STAFF REPORT
October 28, 2008

No. 08CA033 - Amendment to the Comprehensive Plan adopting the Deadwood Avenue Neighborhood Area Future Land Use Plan **ITEM 1**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 08CA033 - Amendment to the Comprehensive Plan adopting the Deadwood Avenue Neighborhood Area Future Land Use Plan
LEGAL DESCRIPTION	Portions of Sections 8, 9, 10, 11, 12, 13, 17, 20, 24, 25, 26, 28, 29, 33, 34 and 35, Township 2 North, Range 7 East, Pennington County, South Dakota, and all of Sections 14, 15, 16, 21, 22, 23, and 27, Township 2 North, Range 7 East, Pennington County, South Dakota
LOCATION	North of Omaha Street/West Chicago Street, east of SD Highway 231 (Sturgis Road), south of the Pennington County line, and west of Haines Avenue, Pennington County, South Dakota
PARCEL ACREAGE	3,750 acres
DATE OF APPLICATION	9/6/2008
REVIEWED BY	Patsy Horton

RECOMMENDATION: **(Update, October 17, 2008. All revised and/or added text is shown in bold print.) This item was continued at the September 22, 2008 Special Planning Commission meeting to allow additional public input.**

The Future Land Use Committee recommends approval of the Amendment to the Comprehensive Plan by adopting the Deadwood Avenue Neighborhood Area Future Land Use Plan, **with the following changes:**

- 1. Incorporate GCC Dacotah's master land use plan for property north of Interstate 90;**
- 2. Change the land use designation from Business Park to Light Industrial with a Planned Industrial Development on GCC Dacotah's property where the existing cement plant is located;**
- 3. Add an east-west connection at Cement Plant Road to the east; and**
- 4. Change the designation of a proposed east-west minor arterial to a proposed collector route.**

STAFF REVIEW: 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

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Plan is dynamic and will be revisited to make changes as circumstances warrant. The Deadwood Avenue Neighborhood Area generally includes all of the property north of Omaha Street/West Chicago Street, east of South Dakota Highway 231 (Sturgis Road), south of the Pennington County line, and west of Haines Avenue.

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.

The Deadwood Avenue Neighborhood Area Future Land Use Plan encompasses approximately 3,750 acres. The following points summarize the intent of the Deadwood Avenue 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.
- Interstate 90, South Dakota Highway 231 (Sturgis Road), portions of South Dakota Highway 44, Deadwood Avenue and Haines Avenue are entryway corridors into Rapid City, with close proximity to the Dakota, Minnesota and Eastern Railroad. General commercial and industrial uses have been identified along these corridors to accommodate and encourage business development.

Several public meetings were held during the development of the Future Land Use Plan and extensive public comment was received. The proposed Deadwood Avenue 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.

Another open house was held on October 14, 2008, where over twenty property owners attended. Comments received included concern about the proposed east-west road connection north of Interstate 90 utilized as a truck route. A note on the plan identifies that the east-west collector should be "excluded" as a truck route designation to address these concerns.

Other comments included concern regarding the proposed collector designation for Krebs Drive; the removal of the proposed collector extension from Mountain View Drive north to a north-south proposed collector; the proposed southern alignment of an east-west collector route located north of Interstate 90; and the proposed Sheridan

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Lake Road extension from West Chicago Street to Deadwood Avenue. The Committee concurred with adding an east-west connection at Cement Plant Road to the east; maintaining all other road alignment proposals as previously identified; and changing the land use designation of the cement plant from Business Park to Light Industrial with a Planned Industrial 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 Deadwood Avenue 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 adjacent local government (Pennington County) to inform them of the proposed amendment.