

STAFF REPORT
August 6, 2009

No. 09CA016 - Amendment to the Comprehensive Plan to adopt the Comprehensive Preservation Plan **ITEM 18**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 09CA016 - Amendment to the Comprehensive Plan to adopt the Comprehensive Preservation Plan
DATE OF APPLICATION	7/10/2009
REVIEWED BY	Karen Bulman

RECOMMENDATION: The Rapid City Historic Preservation Commission recommends that the Amendment to the Comprehensive Plan to adopt the Comprehensive Preservation Plan be approved.

GENERAL COMMENTS: At the Planning Commission meeting on July 9, 2009, the Planning Commission authorized staff to submit an Amendment to the Comprehensive Plan to adopt the Comprehensive Preservation Plan.

Chapter 2.68 of the Rapid City Municipal Code created the Rapid City Historic Preservation Commission. One of the Commission's duties is to coordinate their activities with the conduct of land use, urban renewal and other planning processes undertaken by the City.

The Historic Preservation Commission received a Certified Local Government grant from the State of South Dakota to update the 1993 Comprehensive Preservation Plan. M.L. Dennis Consulting was hired to evaluate the current 1993 plan, provide information necessary to manage and protect historic properties, and identify the goals needed to proceed with the Preservation Plan. The 2009 plan was completed and approved by the Historic Preservation Commission on May 15, 2009. The following points summarize the Comprehensive Preservation Plan:

- A background of the Historic Preservation Commission, its duties and functions;
- A discussion of the contexts of historic properties;
- A plan for managing and protecting historic resources including a list of stakeholders, threats, and opportunities;
- A list of goals, objectives, priorities and strategies; and,
- A glossary of terms, a list of historic surveys and National Register Properties

Several Historic Preservation Commission meetings were conducted by M.L. Dennis Consulting to create the Comprehensive Preservation Plan. The purpose of the plan is to establish a framework to carry out the Historic Preservation Commission's goals and objectives. The purpose of adopting the proposed Comprehensive Preservation Plan into

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the adopted Comprehensive Plan will be to enhance the historic aspect within which development proposals will be measured and evaluated. The Plan is intended to guide the growth of the community with respect to historic preservation.

STAFF REVIEW: Staff evaluated the proposed comprehensive amendment as it relates to the six criteria for the review of comprehensive plan amendments. A summary of the findings is outlined below:

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

The proposed Comprehensive Preservation Plan is consistent with the duties of the Historic Preservation Commission to coordinate their activities with the conduct of land use, urban renewal and other planning processes of the City.

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

The proposed Comprehensive Preservation Plan updates the previous 1993 Comprehensive Preservation Plan. The new plan reflects a more comprehensive plan for managing and protecting historic resources.

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

The Comprehensive Preservation Plan proposes no significant changes with existing land uses, but will allow other planning documents to coordinate with historic preservation.

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

No significant adverse effects on the environment, services, facilities, or transportation have been identified. The proposed Plan provides a resource for Historic Preservation that may be helpful during future planning processes.

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

As noted, the Plan proposes no significant changes in areas designated for existing land uses. The Plan provides a guide for current and future historic preservation plans for education and further protection of historic resources. The Plan proposes a logical and orderly pattern.

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

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No significant adverse affects of the proposed Plan have been identified. The proposed Plan will provide a list of goals, objectives and strategies for future historic preservation and the education of historic preservation.

Summary: The Amendment to the Comprehensive Plan to adopt the Comprehensive Preservation Plan provides a guide for the growth of the community with respect to historic preservation. The Rapid City Historic Preservation Commission recommends approval of the Amendment to the Comprehensive Plan to adopt the Comprehensive Preservation Plan.

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.