



# Rapid City Planning Commission Comprehensive Plan Amendment Project Report October 8, 2015

<b>Applicant Request(s)</b>
Case # 15CA002; a request to amend the Major Street Plan by realigning a Minor Arterial Street.
Companion Case(s) #: N/A

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the request to amend the Major Street Plan by realigning a Minor Arterial Street be approved.

<b>Project Summary Brief</b>
The applicant is requesting to amend the Major Street Plan by realigning the future extension of North La Crosse Street approximately ¼ mile to the east of the current alignment as shown on the Major Street Plan from south of Neva Way to the Pennington/Meade County line.

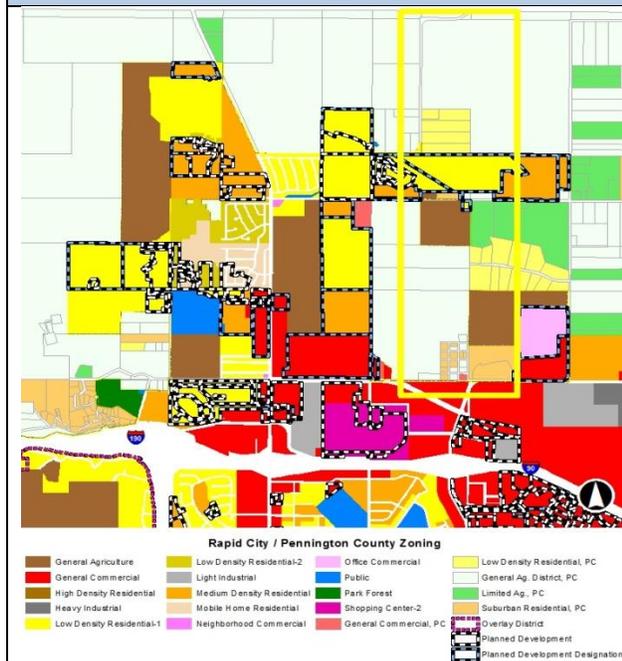
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Freeland Meadows, LLC	Planner: Kip Harrington
Property Owner: Multiple	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Sperlich Consulting	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Sections 18 & 19, T2N, R8E
Neighborhood	Northeast Area Neighborhood
Subdivision	N/A
Land Area	N/A
Existing Buildings	N/A
Topography	Variable
Access	N/A
Water Provider	N/A
Sewer Provider	N/A
Electric/Gas Provider	N/A
Floodplain	FEMA Flood Zone A in areas
Other	N/A

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	N/A	N/A	N/A
Adjacent North	N/A	N/A	N/A
Adjacent South	N/A	N/A	N/A
Adjacent East	N/A	N/A	N/A
Adjacent West	N/A	N/A	N/A

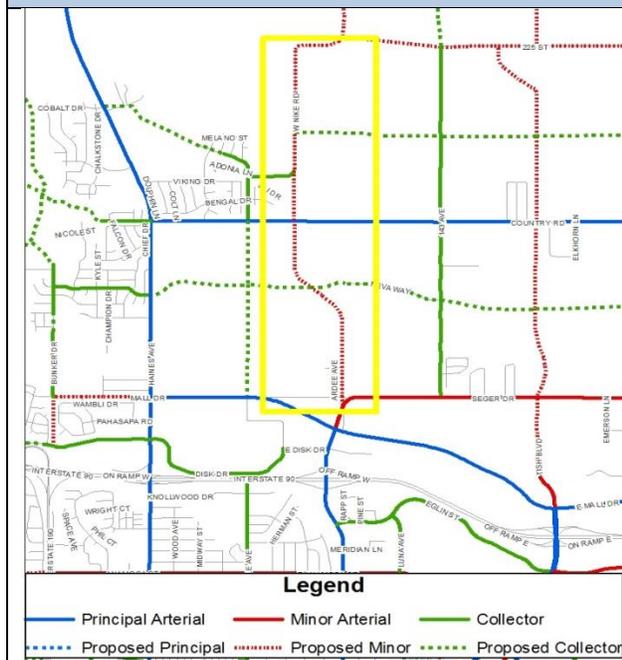
#### Zoning Map



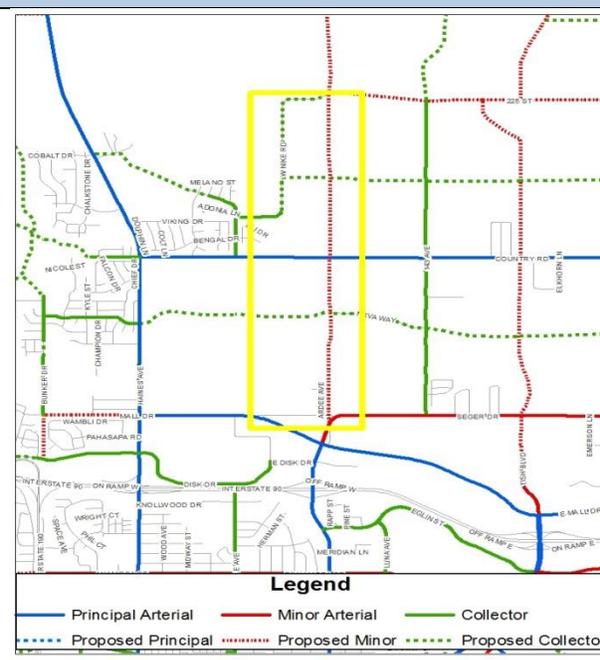
#### Existing Land Uses



#### Current Major Street Plan



#### Proposed Major Street Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
07CA062	4/21/2008	Amendment to the Major Street Plan to realign a Minor Arterial Street	Approved
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Existing</b>	
Lot Area	N/A	N/A	
Lot Frontage	N/A	N/A	
Maximum Building Heights	N/A	N/A	
Maximum Density	N/A	N/A	
Minimum Building Setback:	N/A	N/A	
• Front	N/A	N/A	
• Rear	N/A	N/A	
• Side	N/A	N/A	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces			
• # of ADA spaces	N/A	N/A	
Signage	N/A	N/A	
Fencing	N/A	N/A	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 2.60.160.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to amend the Comprehensive Plan:</b>	
<b>Criteria</b>	<b>Findings</b>
1. Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.	The role of the Comprehensive plan is to serve as a tool for ensuring orderly, efficient, and resourceful growth and development in the community. The proposed change will result in a more orderly street network.
2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.	Residential development is currently taking place in the neighborhood surrounding the area of the proposed amendment.
3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.	The proposed amendment will provide access to proposed residential land use areas.
4. Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities and transportation.	It appears that there is no adverse effect caused by realigning the proposed minor arterial street.
5. Whether and the extent to which the proposed amendment would result in a logical and	The proposed amendment will result in a street network with more orderly spacing between arterial streets.

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.	It appears that the proposed amendment will have no adverse effects, direct or indirect, on the city.

**Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial**  
**In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:**

**Comprehensive Plan Conformance – Core Values Chapters**

	<b>A Balanced Pattern of Growth</b>
BPG-1.1A	Compact Growth: The requested realignment will encourage development adjacent to the established city limits.
	<b>A Vibrant, Livable Community</b>
LC-2.1A	Targeted Residential Growth Areas: The majority of the area in which the realignment is requested is within the Urban Services boundary.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-2.1A	Limited Development In Risky Areas: The requested realignment will move the location of a major intersection out of a FEMA-designated flood plain.
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	Major Street Plan Integration: The requested realignment will result in a more evenly spaced roadway network while continuing to provide a north/south transportation corridor.
	<b>Economic Stability and Growth</b>
EC-3.2D	Residential Development in Existing Infrastructure and Service Areas: The requested realignment will allow for residential development to continue within the Urban Services Boundary.
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : The amendment requires notification of surrounding property owners and posting of a sign on the property. The required certified mailing has not yet been sent. These notification requirements allow public input into the requested Comprehensive Plan Amendment. As of this writing, there have been no inquiries into the requested amendment.

**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	<b>Urban Neighborhood, Rural Residential</b>
<b>Design Standards:</b>	
GDP-N1	Preservation Of Natural Features: The requested realignment moves a major intersection and the associated development of the surrounding land out of a FEMA-designated flood plain.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Northeast Area Neighborhood</b>
<b>Neighborhood Goal/Policy:</b>	
NE-NA1.1A	<u>Residential Growth</u> : The requested realignment allows for expansion and development north of Seger Drive, between Haines Avenue and Dyess Avenue.

<b>The Development Review Team Recommends that the request to amend the Major Street Plan by realigning a Minor Arterial Street be approved for the following reasons:</b>	
•	The amendment will result in a more consistent roadway network spacing.
•	The applicant and agent have refined the alignment based on input from Staff and affected property owners to achieve a compromise that satisfies all parties.

**Staff recommends that the requested amendment the Major Street Plan to realign a Principal Arterial Street be approved.**