

STAFF REPORT
August 25, 2011

No. 11CA005 - Amendment to the Comprehensive Plan to adopt the Rapid City Area Future Land Use Plan **ITEM 4**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	No. 11CA005 – Amendment to the Comprehensive Plan to adopt the Rapid City Area Future Land Use Plan
EXISTING LEGAL DESCRIPTION	Sections 1 through 3, inclusive, Sections 10 through 15, inclusive, and Sections 22 through 27, inclusive, located in T1S, R6E, Sections 1 through 30, inclusive, located in T1S, R7E, Sections 1 through 19, inclusive, Section 30, and portions of Sections 20 and 29, located in T1S, R8E, Sections 1 through 18, inclusive, located in T1S, R9E, Sections 1 through 3, inclusive, Sections 10 through 15, inclusive, Sections 22 through 27, inclusive, and Sections 34 through 36, inclusive, located in T1N, R6E, all of T1N, R7E, all of T1N, R8E, all of T1N, R9E, Sections 1 through 15, inclusive, Sections 22 through 27, inclusive, and Sections 34 through 36, inclusive, located in T2N, R6E, all of T2N, R7E, all of T2N, R8E, Sections 4 through 36, inclusive, located in T2N, R9E, portions of Sections 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, and 12, and Sections 13 through 36, inclusive, located in T3N, R6E, portions of Sections 1, 7, 8, 9, 10, 11, and 12, and Sections 13 through 36, inclusive, located in T3N, R7E, portions of Sections 3, 4, 5, 6, 9, 10, 11, and 12, and Sections 7, 8, and 13 through 36, inclusive, located in T3N, R8E, Sections 16 through 21, inclusive, and Sections 28 through 33, inclusive, located in T3N, R9E, a portion of Section 31, located in T4N, R8E, all located in BHM, South Dakota
LOCATION	Generally located south of Elk Creek, north of Spring Creek, east of Hisega, and west of Caputa.
PARCEL ACREAGE	277,610 acres
DATE OF APPLICATION	5/2/2011
REVIEWED BY	Kip Harrington / Karley Halsted

RECOMMENDATION: The Second Floor Review Committee recommends that the Amendment to the Comprehensive Plan to adopt the Rapid City Area Future Land Use Plan be approved.

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GENERAL COMMENTS: The Second Floor Review Committee directed Staff to revise and simplify the Rapid City Area Future Land Use plan in order to streamline the Comprehensive Plan Amendment process.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. 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 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 Staff findings are outlined below:

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

The Rapid City Area Future Land Use Plan provides a framework for orderly development in the Rapid City area, which is the basis of the Comprehensive Plan.

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

The proposed Amendment to the Comprehensive Plan will serve to simplify and streamline the Comprehensive Plan Amendment process, as recommended by the Second Floor Review Committee.

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

The Rapid City Area Future Land Use Plan was created by consolidating the land use categories from the original Comprehensive Plan and the approved Neighborhood Future Land Use Plans into four categories: Residential, Commercial, Industrial, and Public. As such, it incorporates all of the existing and proposed land uses in the Future Land Use Area.

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

The proposed amendment would not appear to result in any significant effects on the properties within the Future Land Use Area.

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

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The proposed amendment will provide a framework for the orderly development of the properties within the Future Land Use Area.

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.*

Staff has not identified any significant adverse impacts that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

Staff has not received any inquiries regarding the proposed amendment.

The Second Floor Review Committee recommends that the Amendment to the Comprehensive Plan to adopt the Rapid City Area Future Land Use Plan be approved.