

STAFF REPORT  
November 4, 2004

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**No. 04CA032 - Amendment to the Comprehensive Plan by adopting the U.S. Highway 16 Neighborhood Area Future Land Use Plan**      **ITEM 1**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 04CA032 - Amendment to the Comprehensive Plan by adopting the U.S. Highway 16 Neighborhood Area Future Land Use Plan</b>
LOCATION	Generally described as being located north of Cathedral Drive, south along U.S. Highway 16 approximately one mile either side of U.S. Highway 16 to south of Reptile Gardens
DATE OF APPLICATION	7/9/2004
REVIEWED BY	Patsy Horton / David L. Johnson

RECOMMENDATION:

The Future Land Use Committee recommends that the Planning Commission take the following actions regarding the Amendment to the Comprehensive Plan by adopting the U.S. Highway 16 Neighborhood Area Future Land Use Plan:

1. Approve the revised future land use plan map as attached;
2. Direct staff to bring forward revisions to the Major Street Plan as identified on the U.S. Highway 16 Neighborhood Area Future Land Use Map revisions; and
3. Direct staff to revise the draft U.S. Highway 16 Neighborhood Area Future Land Use Plan document based on the proposed map revisions.

STAFF REVIEW:

(This report has been updated on October 12, 2004 – all updates to the report are shown in bold print.) The Future Land Use Plan for the City is comprised of 14 neighborhood plans. There are 238 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 circumstances warrant. The US Highway 16 Corridor Study includes all of the Southwest Connector Neighborhood Area and portions of the Skyline Drive/Downtown Neighborhood Area, the South Robbinsdale Neighborhood Area, the Spring Creek Neighborhood Area, and the Sheridan Lake Road Neighborhood Area.

The US Highway 16 Corridor Study included an operational analysis and long-term access management plan to ensure that the corridor would provide acceptable traffic operations well into the future. As part of the Corridor Study, the Future Land Use Plan was developed to provide data necessary for the analysis. Two public meetings were held during the

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development of the corridor study and extensive public comment was received. The proposed US Highway 16 Corridor Study 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.

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. The proposed Plan 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 Planning Commission directed staff to proceed with adoption of the US Highway 16 Corridor Study Future Land Use Plan at its July 22, 2004, meeting.

The Future Land Use Committee at the direction of the Planning Commission conducted an Open House on September 15, 2004, to receive additional input on the draft US Highway 16 Neighborhood Area Future Land Use Plan. Attached please find copies of the public comment received pursuant to that Open House and the subsequent comment period. The Future Land Use Committee met several times to discuss the comments. Based on the additional input, the Future Land Use Committee recommends revisions to the draft US Highway 16 Neighborhood Area Future Land Use Map as attached. Additionally, the Committee recommends the Planning Commission direct staff to bring forward proposed changes to the Major Street Plan as identified on the revised draft of the US Highway 16 Neighborhood Area Future Land Use Map including changes to the density calculations to reflect the proposed land use designation changes identified on the referenced map.

**(This report has been updated on November 1, 2004 – all updates to the report are shown in bold print.) The Future Land Use Committee at the direction of the Planning Commission visited with area property owners concerning the proposed future land use designations in the area of Sammis Trail east of US Highway 16. Attached please find copies of the public comment received pursuant to those discussions. The Future Land Use Committee met several times to take additional input from property owners. Based on the additional input, the Future Land Use Committee recommends revisions to the draft US Highway 16 Neighborhood Area Future Land Use Map considered on October 14, 2004, as follows:**

- 1. Property owned by the Orthopedic Land Company, LLC. located in the SE1/4SW1/4 of Section 26, T1N, R7E, was previously designated as a Planned Residential Development with a density of one dwelling unit per three acres. This property lying north of the east/west collector has been changed to reflect a designation of Planned Residential Development with a density of 2.5**

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dwelling units per acre. This property lying south of the proposed east/west collector has been designated as Planned Residential Development with two dwelling units per acre.

2. Property owned by the Butler/Shultz Partnership located in the E1/2E1/2 of Section 26, T1N, R7E was previously designated as a Planned Residential Development with one dwelling unit per acre and one dwelling unit per three acres. This 160 acres has been changed to reflect a designation of Planned Residential Development with three dwelling units per acre.

Additionally, the Committee recommends the Planning Commission direct staff to bring forward proposed changes to the Major Street Plan as identified on the revised draft of the US Highway 16 Neighborhood Area Future Land Use Map including changes to the density calculations to reflect the proposed land use designation changes identified on the referenced map.