

STAFF REPORT
August 13, 2008

No. 08CA007 - Amendment to the Comprehensive Plan adopting the Southeast Connector Neighborhood Area Future Land Use Plan **ITEM 2**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 08CA007 - Amendment to the Comprehensive Plan adopting the Southeast Connector Neighborhood Area Future Land Use Plan
LOCATION	South of SD Highway 44, east of Cambell Street/SD Highway 79, west of the range line between Range 9 East and 10 East (running north-south along the east side of Caputa), and north of Sections 13 through 18, Township 1 South, Range 9 East and Sections 13 through 16 and a portion of Section 17, Township 1 South, Range 8 East, Pennington County, South Dakota
PARCEL ACREAGE	34,500 acres
DATE OF APPLICATION	7/23/2008
REVIEWED BY	Patsy Horton

RECOMMENDATION: The Future Land Use Committee recommends approval of the Amendment to the Comprehensive Plan by adopting the Southeast Connector Neighborhood Area Future Land Use Plan.

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 Plan is dynamic and will be revisited to make changes as circumstances warrant. The Southeast Connector Neighborhood Area generally includes all of the property south of South Dakota Highway 44, east of Cambell Street / South Dakota Highway 79, west of the range line between Range 9 East and Range 10 East (running north-south along the east side of Caputa), and generally north of Spring Creek (Section 17, Township 1 South, Range 8 East, Pennington County, South Dakota).

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

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community and their specific neighborhoods will develop, assisting them in making more informed decisions about where to live and work.

The Southeast Connector Neighborhood Area Future Land Use Plan encompasses approximately 34,500 acres. The following points summarize the intent of the Southeast Connector Neighborhood Area Future Land Use Plan:

- Residential growth patterns will continue, primarily as single family dwelling units.
- Extension of infrastructure is identified to support anticipated growth patterns.
- South Dakota Highway 44 and South Dakota Highway 79 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.
- Additional parks and recreational opportunities are needed in the neighborhood area and the Future Land Use Plan has identified generalized areas where those sites would be appropriate.

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

The Future Land Use Committee recommends approval of the proposed Southeast Connector Neighborhood Area Future Land Use 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. 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 Southeast Connector 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.