

STAFF REPORT
August 4, 2016

No. 16CA004 - Amendment to the Comprehensive Plan to amend the Major Street Plan **ITEM 5**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 16CA004 - Amendment to the Comprehensive Plan to amend the Major Street Plan
EXISTING LEGAL DESCRIPTION	Areas of the Major Street Plan located in all or portions of Section 32, Township 1 North, Range 8 East, Sections 1, 2, 3, 10, 11, and 12, Township 1 North, Range 6 East and Section 7, Township 1 North, Range 7 East, Section 7, Township 1 North, Range 8 East, Section 2, Township 1 North, Range 8 East, and Sections 20, 21, and 22, Township 2 North, Range 8 East, BHM, Pennington County, South Dakota
PARCEL ACREAGE	N/A
LOCATION	Various areas in and around Rapid City including: SD Hwy 79/Basin Intertie Rd; Nameless Cave Rd; Sydney Dr/E Oakland St; Airport Water Main; Dyess Ave Industrial Park
APPLICATION	7/15/16
REVIEWED BY	Kip Harrington / Nicole Lecy

RECOMMENDATION:

Staff recommends approving the Amendment to the Comprehensive Plan by amending the Major Street Plan.

GENERAL COMMENTS: The Planning Commission has directed Long Range Planning Staff to bring forth a Comprehensive Plan Amendment to amend the Major Street Plan in various areas in and around Rapid City.

STAFF REVIEW: The adopted Comprehensive Plan is a framework with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of Rapid City, which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development. 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 the Comprehensive Plan Amendment to amend the Major Street Plan and has reviewed this proposed Comprehensive Plan Amendment for conformance with the

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six criteria for review of Comprehensive Plan Amendments established in Section 2.60.160(D). A summary of the findings are outlined below:

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

Plan Rapid City identifies two goals applicable to the Major Street Plan Amendment:

Goal TI-1.1: Coordinate the planning, construction and maintenance of utility and transportation infrastructure projects to maximize benefits and efficiency.

Goal TI-1.2: Proactively plan for utility and transportation infrastructure construction, maintenance, and improvements.

The proposed Major Street Plan Amendment refines the current and future roadway network to better align with existing and future utility infrastructure improvements and to address future roadway constructability based on improved topographic data. The proposed changes are consistent with the intent of Chapter 6 by providing efficient transportation and infrastructure systems.

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

The Major Street Plan is periodically reviewed as development plans are submitted and as improved topographic data is produced. Additionally, Rapid City Public Works and Engineering has identified future utility corridors to provide water and sewer service to developing areas. The proposed Major Street Plan Amendment reflects the changed conditions due to the improved data and the identification of the utility corridors.

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

The proposed Major Street Plan Amendment provides roadway network continuity while providing access to existing and proposed residential and non-residential land uses. The proposed amendment appears to be compatible with the existing uses on the properties as well as the adjacent properties.

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

The proposed Major Street Plan Amendment will better integrate the transportation network with the identified future utility corridors. Therefore, the proposed amendment would not appear to result in any significant adverse affects on the environment, services, facilities or transportation network.

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

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orderly development pattern.

The proposed Major Street Plan Amendment will provide continuous roadway networking and integration with future utility corridors. Amending the Comprehensive Plan by adopting the proposed Major Street Plan Amendment will help improve transportation and utility facilities, resulting in a logical and 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.*

The proposed Major Street Plan Amendment is consistent with the existing and proposed residential and non-residential land uses and allows additional development to occur in the area in an orderly manner, while minimizing impacts to existing neighborhoods and providing transportation network connectivity for potential development. Staff has not identified any significant adverse affects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

Staff is recommending approval of the Comprehensive Plan Amendment to amend the Major Street Plan.