



Rapid City Planning Commission

Comprehensive Plan Amendment Project Report

July 26, 2018

Applicant Request(s)	Item #12
Case #18CA002-Comprehensive Plan Amendment to revise the Major Street Plan	
Companion Case(s) –N/A	

Development Review Team Recommendation(s)
The Development Review Team recommends approval.

Project Summary Brief
The applicant has submitted an Amendment to the Comprehensive plan to revise the Major Street Plan by removing and realigning collector and minor arterial streets.

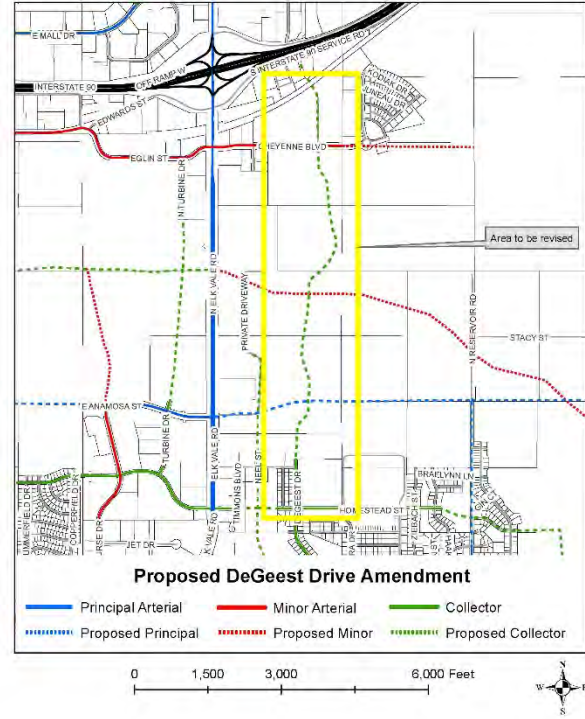
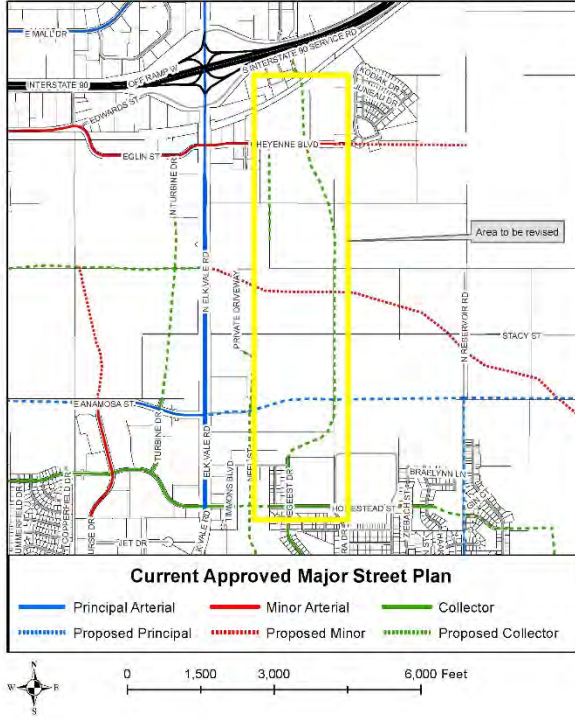
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Kip Harrington
Property Owner: Various	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Sections 3, 4, 5, 16, 17, 18, 19, 20, 21, 28, 29, 30, 32 and 33 Township 1 North, Range 8 East, and Sections 27 and 34, Township 2 North, Range 8 East
Neighborhood	Elk Vale Road, South Robbinsdale and Southeast Connector Neighborhood Areas
Subdivision	Various
Land Area	N/A
Existing Buildings	N/A
Topography	Various
Access	N/A
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	N/A
Other	

Subject Property and Adjacent Property Designations			
	Comprehensive Plan	Existing Land Use(s)	Existing Zoning
Subject Property	Various	Various	Various
Adjacent North	Various	Various	Various
Adjacent South	Various	Various	Various
Adjacent East	Various	Various	Various
Adjacent West	Various	Various	Various

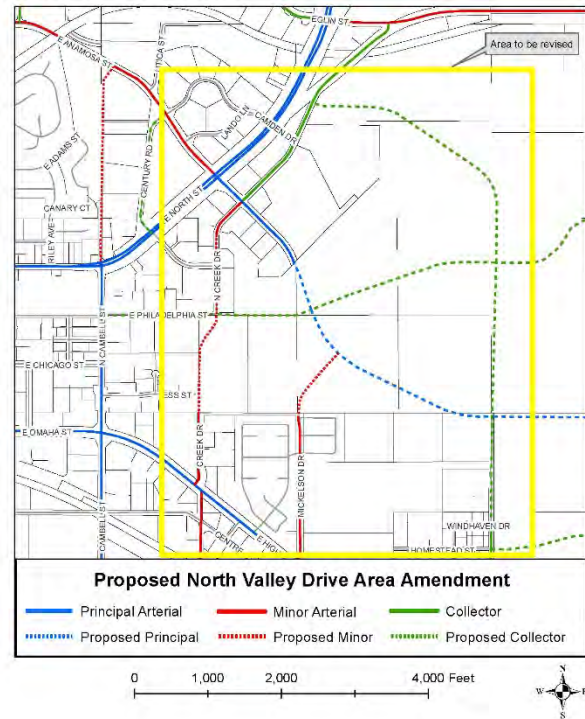
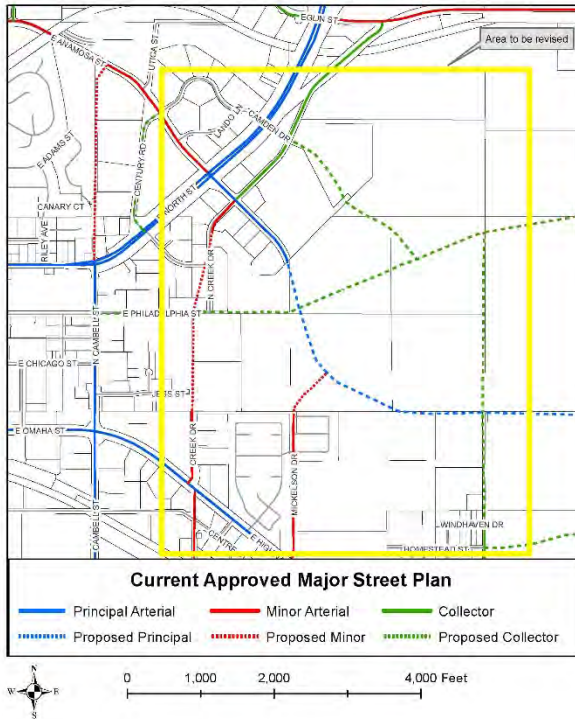
DeGeest Drive Revision

Major Street Plan Amendment 18CA002



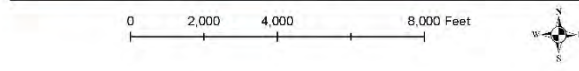
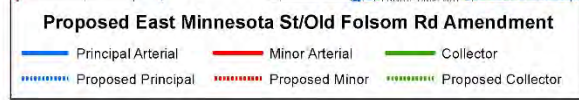
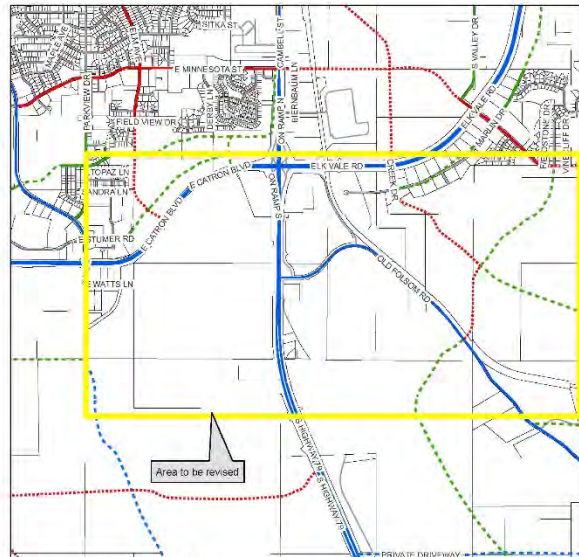
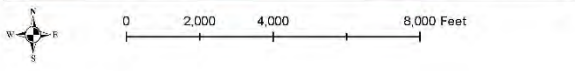
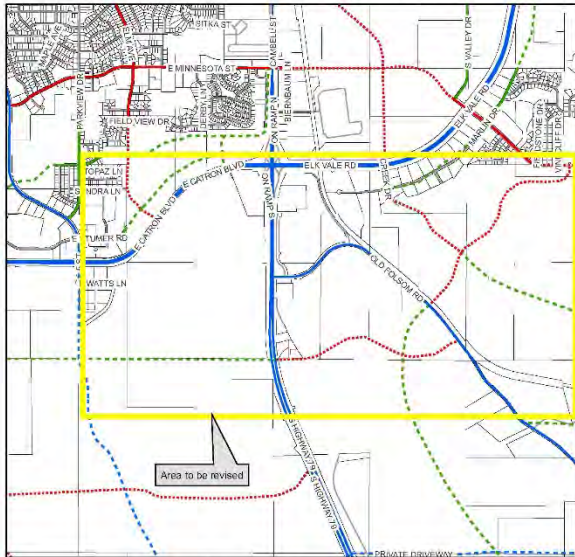
North Valley Drive Revision

Major Street Plan Amendment 18CA002

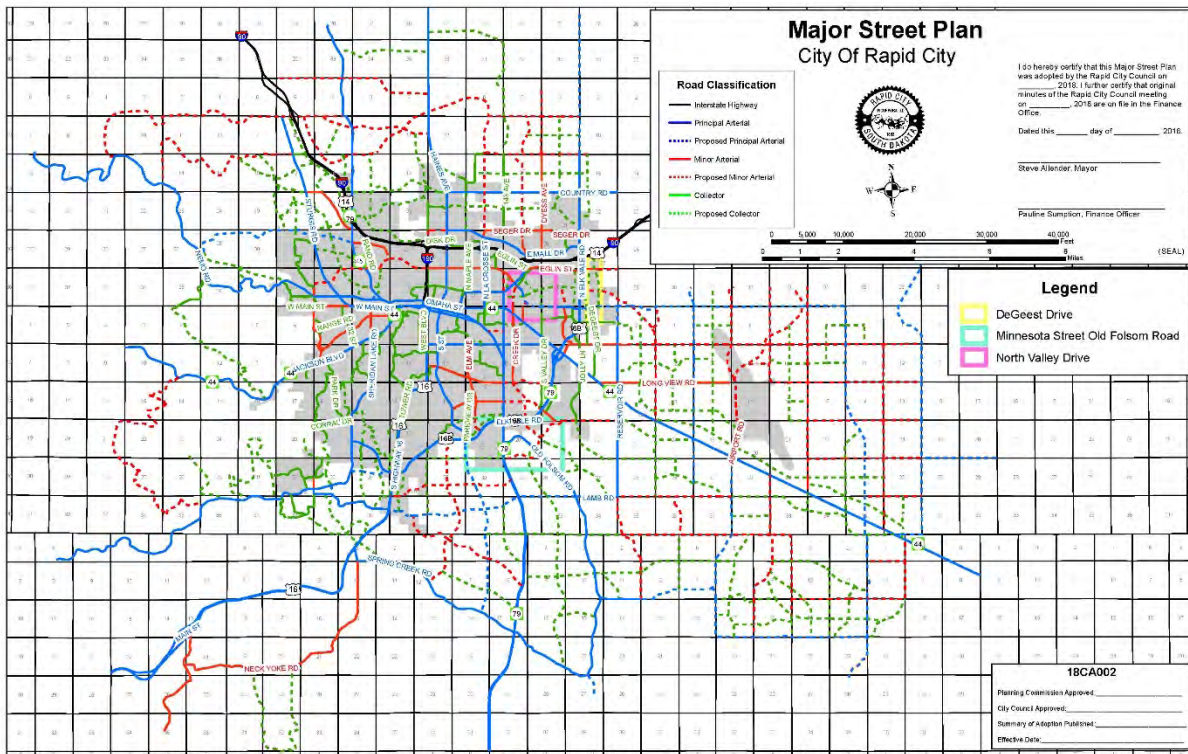


East Minnesota Street/Old Folsom Road Revision

Major Street Plan Amendment 18CA002



Major Street Plan Changes



Relevant Case History

Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A

Comprehensive Plan Conformance – Efficient Transportation and Infrastructure Systems Chapter

Goal TI-2.1: Synchronize the transportation system with land use needs.
 Goal TI-2.1A: Major Street Plan Integration-Integrate the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network.






Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	Goal SEC-NA1.1– Support continued industry and employment along the Old Folsom Road Corridor and expand neighborhoods and coordination in the Rapid Valley area.

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

	A Balanced Pattern of Growth
BPG -1.2A	Priority Infill Area-The proposed Major Street Plan revisions are located near Community Activity Centers or in Urban Neighborhood areas as identified on the Future Land Use Map.
	A Vibrant, Livable Community
LC-2.1A	Targeted Residential Growth Area-The proposed revisions will support residential development within the Urban Services Boundary to maximize available infrastructure and community amenities.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-1.1 TI-1.2	<p>TI-1.1: Coordinate the planning, construction and maintenance of utility and transportation infrastructure projects to maximize benefits and efficiency.</p> <p>TI-1.2: Proactively plan for utility and transportation infrastructure construction, maintenance, and improvements.</p> <p>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.</p>
	Economic Stability and Growth

EC-3.2C	Infrastructure Improvement Coordination-The proposed revision coordinates priority residential and employment growth areas with public infrastructure improvements to maximize investments and economic returns.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1.A	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. The Planning Commission will consider the Comprehensive Plan Amendment and forward a recommendation to the City Council for review and approval. The public has an opportunity to provide input at these meetings.

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 2.60.160.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Comprehensive Plan Amendment:	
Criteria	Findings
1. Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.	<p>Plan Rapid City identifies two goals applicable to the Major Street Plan Amendment:</p> <p>Goal TI-1.1: Coordinate the planning, construction and maintenance of utility and transportation infrastructure projects to maximize benefits and efficiency.</p> <p>Goal TI-1.2: Proactively plan for utility and transportation infrastructure construction, maintenance, and improvements.</p> <p>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.</p>
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 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,
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

The Development Review Team Recommends that the request to amend the Comprehensive Plan to revise the Major Street Plan by removing and realigning collector and minor arterial streets be approved for the following reason:

- The proposed Comprehensive Plan Amendment conforms with the six review criteria established in Section 2.60.160(D)

Staff recommends approving the request to amend the Comprehensive Plan to revise the Major Street Plan by removing and realigning collector and minor arterial streets