

STAFF REPORT
March 23, 2017

No. 17CA001 - Amendment to Rapid City Comprehensive Plan ITEM 18
adopting the Robbinsdale Park Master Plan

GENERAL INFORMATION:

AGENT	Alex DeSmidt – Parks Department of City of Rapid City
REQUEST	No. 17CA001 - Amendment to Rapid City Comprehensive Plan adopting the Robbinsdale Park Master Plan
EXISTING LEGAL DESCRIPTION	Robbinsdale Park less Lot 1 of Robbinsdale Park Addition, located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 107.42 acres
LOCATION	626 E. Fairmont Boulevard
EXISTING ZONING	Public
FUTURE LAND USE DESIGNATION	Public/Quasi Public
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low/Medium Density Residential
East:	Medium Density Residential
West:	Low/Medium Density Residential
PUBLIC UTILITIES	Public Sewer/Water
DATE OF APPLICATION	February 23, 2017
REVIEWED BY	Sarah Hanzel / Ted Johnson

RECOMMENDATION:

Staff recommends approving the Amendment to Rapid City Comprehensive Plan by adopting the Robbinsdale Park Master Plan.

GENERAL COMMENTS: Robbinsdale Park is a 107 acre community park that is partially built atop a reclaimed landfill site which requires certain development guidelines and restrictions. The Robbinsdale Park Master Plan was commissioned by the City of Rapid City to identify community supported projects and to guide project funding and future development of Robbinsdale Park over the next 15 to 25 years.

STAFF REVIEW: Plan Rapid City, the adopted Comprehensive Plan, is a framework within which development and rezoning proposals are measured and evaluated, and is intended to guide the orderly growth of the community. This Cultural Plan supplements Plan Rapid City

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and its goals and objectives for moving Rapid City forward. 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 Master Plan aligns with the Comprehensive's Plans Core Value "Outstanding Recreational and Cultural Opportunities." It advances four Goals and ten Policies related to Recreation and Cultural Opportunities.

Goal RC1.1 – Align the park system with the community growth and needs

Policy RC-1.1A – Existing Park Maintenance and Enhancement

Policy RC-1.1B – Parks Planning

Policy RC01.1D – Distribution of Parks and Facilities

Goal RC1.2 – Expand and Enhance greenway, open space, and trail connections

Policy RC-1.2A – Prioritize Improvements in underserved areas

Policy RC-1.2B – Open Space and Natural Resource Conservation

Policy RC-1.2C – Neighborhood design

Policy RC-1.2E – Coordinated Improvements

Goal RC2.1 – Provide a variety of community and recreational facilities and offerings

Policy RC-2.1D – Age Specific Opportunities

Goal RC2.2 – Promote recreational equity at a neighborhood level.

Policy RC-2.2A – Maintain and enhance existing facilities

Policy RC-2.2B – Balance facility disparity

The Master Plan also fits in with several of the City's adopted Parks and Recreation Plan (2007) and Rapid City Area Bike and Pedestrian Master Plan.

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

The Master Plan was commissioned by the City to identify community supported projects that will guide project funding and future development. The master plan is driven in part by changes to the park which will occur as a result of the large drainage and flood control project in the Meade/Hawthorn Ditch Drainage Area.

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

The future land use plan shows Robbinsdale Park as "Parks and Greenway." Robbinsdale Park was rezoned to Public District, Ordinance 6019, on May 2 2016 from Park Forest District. The park's surrounded uses include single family, multi-family, general commercial,

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and light industrial. The existing park, and park improvements identified in the Master Plan, is compatible with surrounding uses. Furthermore the park is an important community asset that provides critical recreation and ecosystem services at both the neighborhood and regional levels.

The park is legally dedicated parkland and must be developed in compliance with section 6(f)(3) of the LWCF Act of 1965. Under this law, no property acquired or developed with LWCF assistance shall be converted to uses other than public outdoor recreation use without the approval of the Secretary of the interior.

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

The planning process did not identify any adverse effects to the environment, services, facilities, or transportation. The Master Plan was developed in conjunction with storm water infrastructure improvement projects taking place in the neighborhoods west and north of the park. The storm water and street construction project includes improvements to the existing storm water detention cell in the northwest corner of the park.

The Master Plan outlines guidelines for development over the former Rapid City landfill to protect the environment and community.

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

In order to produce a logical and orderly development pattern in Robbinsdale Park, the Master Plan divides the park into three park types – the Neighborhood Park, the Sports Park, and the Nature Park. Each park type addresses specific recreation and environmental needs to serve patrons of the park and natural systems. There are 14 improvements identified in the Master Plan. The character and types of improvements fit in with the “three park type” framework.

The Master Plan outlines development phases in establish a logical and orderly pattern for redevelopment and improvements.

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.

No adverse effects to any part of the City, direct or indirect, have been identified during the planning process.