



# Rapid City Planning Commission

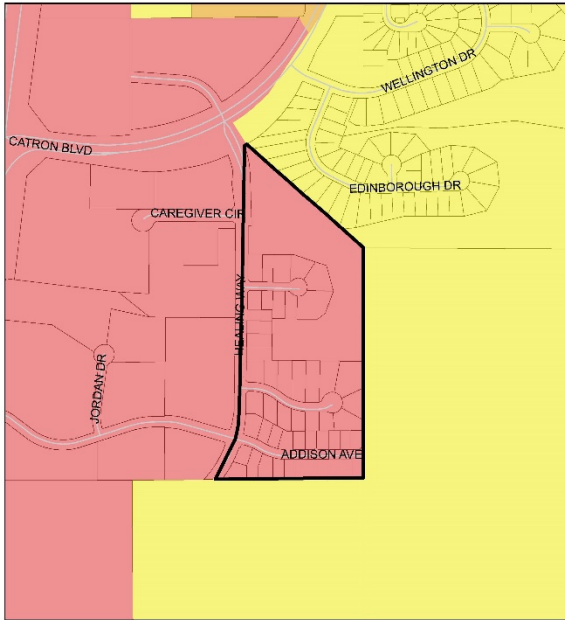
## Comprehensive Plan Amendment Project Report

August 27, 2020

Applicant Request(s)		Item #2	
Case # 20CA001 – Comprehensive Plan Amendment to revise the Rapid City Future Land Use 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 Rapid City Future Land Use Plan. This entails making changes to the Future Land Use designations of several areas throughout Rapid City.			
Applicant Information	Development Review Team Contacts		
Applicant: City of Rapid City	Planner: Kelly Brennan		
Property Owner: Various	Engineer: Roger Olsen		
Architect: N/A	Fire District: Tim Behlings		
Engineer: N/A	School District: Kumar Veluswamy		
Surveyor: N/A	Water/Sewer: Roger Olsen		
Other: N/A	DOT: Stacy Bartlett		
Subject Property Information			
Address/Location	Various		
Neighborhood	Various		
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		
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

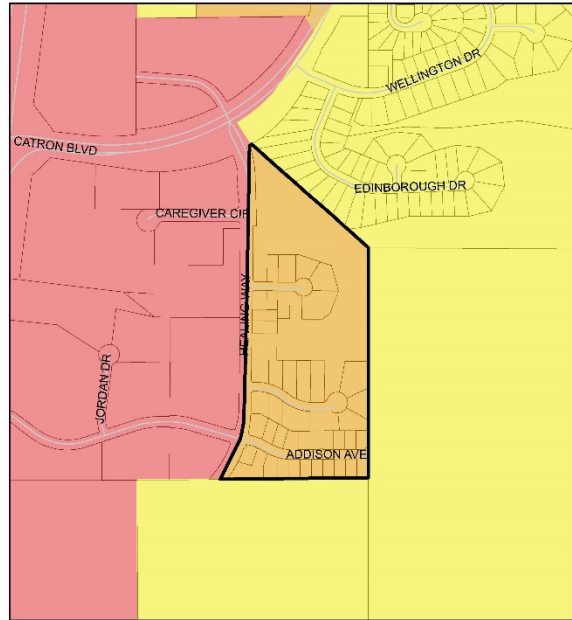
## Comprehensive Plan Amendment 20CA001 - #1

Current Future Land Use



- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Mixed Use Commercial

Proposed Future Land Use

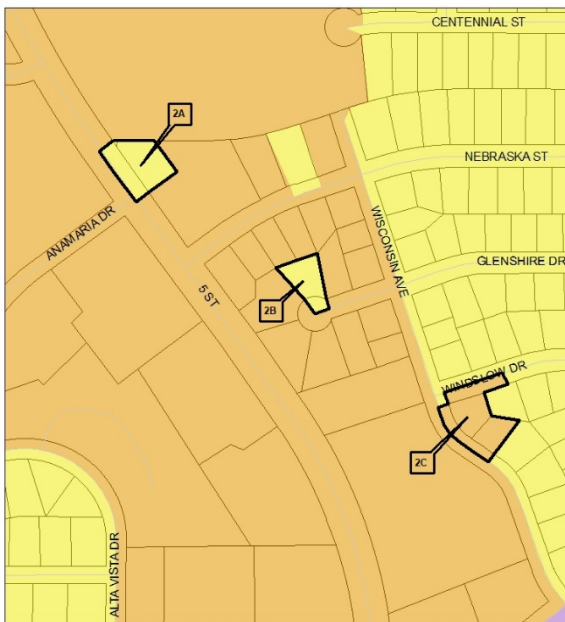


- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Mixed Use Commercial



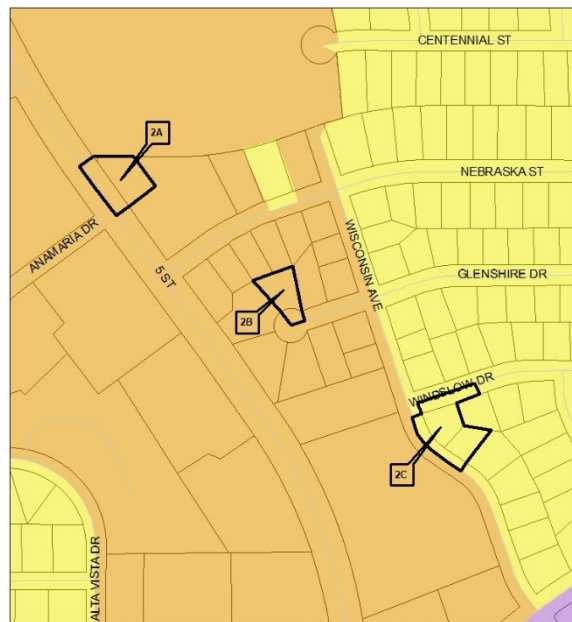
## Comprehensive Plan Amendment 20CA001 - #2

Current Future Land Use



- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Employment

Proposed Future Land Use

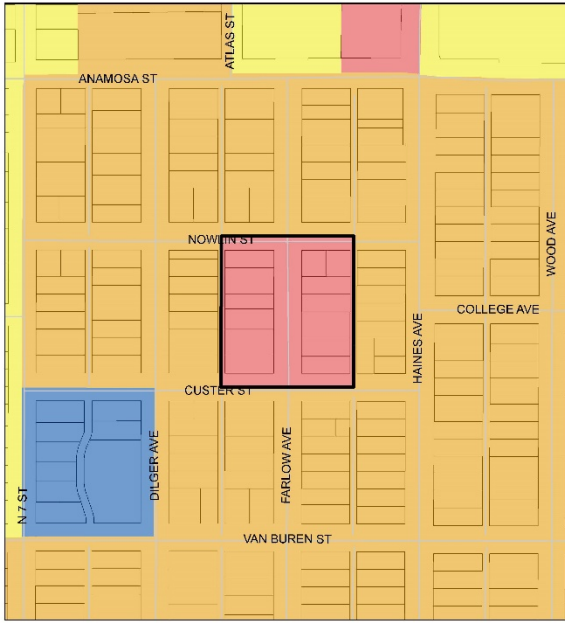


- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Employment



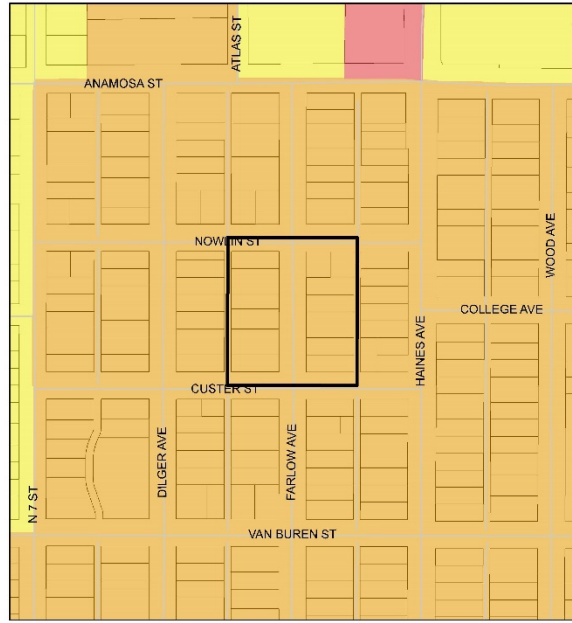
### Comprehensive Plan Amendment 20CA001 - #3

Current Future Land Use



- Subject Property
- Low Density Neighborhood
- Mixed Use Commercial
- Urban Neighborhood
- Public/Quasi-Public

Proposed Future Land Use

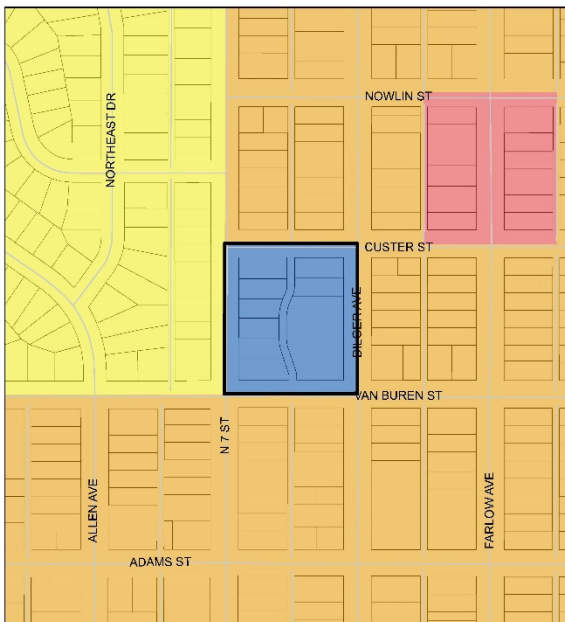


- Subject Property
- Low Density Neighborhood
- Mixed Use Commercial
- Urban Neighborhood



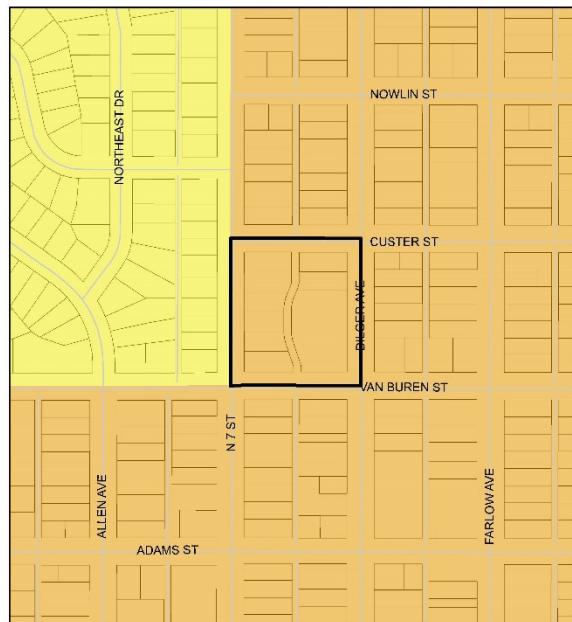
### Comprehensive Plan Amendment 20CA001 - #4

Current Future Land Use



- Subject Property
- Low Density Neighborhood
- Mixed Use Commercial
- Urban Neighborhood
- Public/Quasi-Public

Proposed Future Land Use

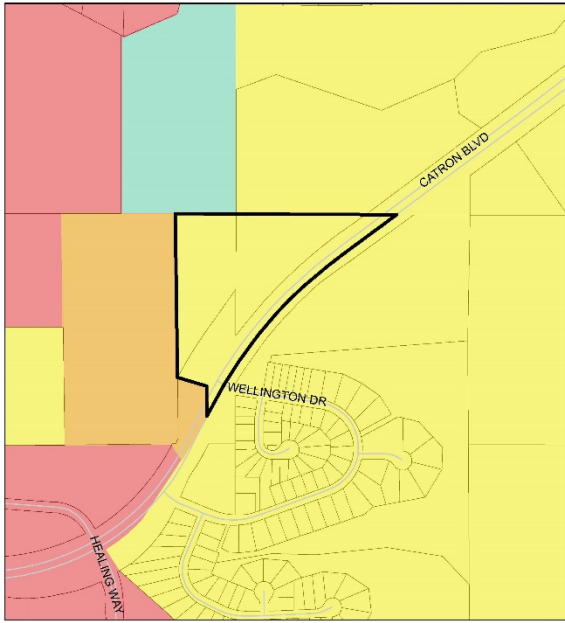


- Subject Property
- Low Density Neighborhood
- Urban Neighborhood

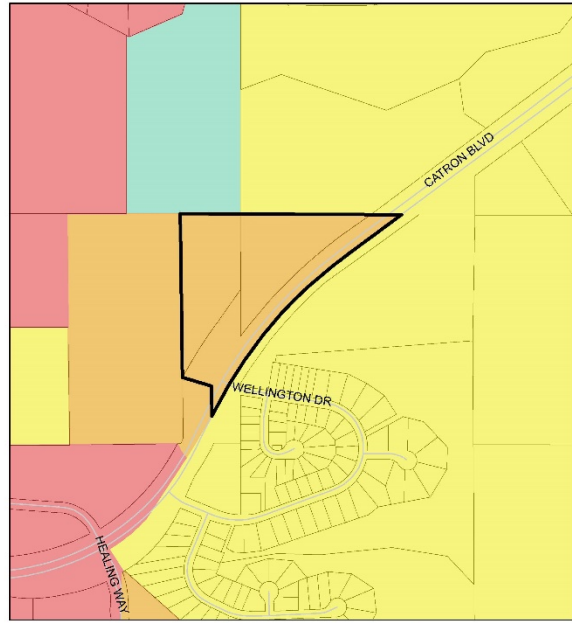


### Comprehensive Plan Amendment 20CA001 - #5

Current Future Land Use

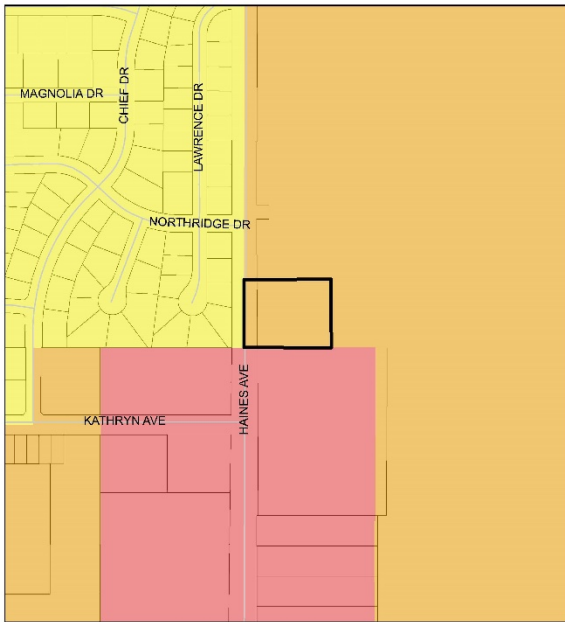


Proposed Future Land Use

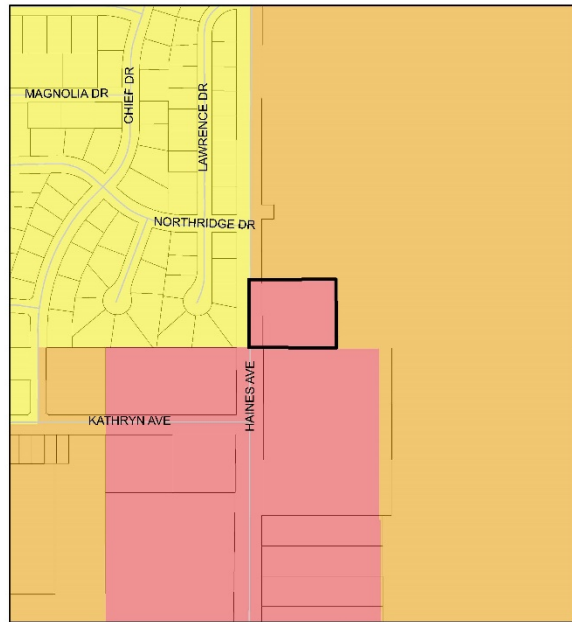


### Comprehensive Plan Amendment 20CA001 - #6

Current Future Land Use



Proposed Future Land Use



### Comprehensive Plan Amendment 20CA001 - #7

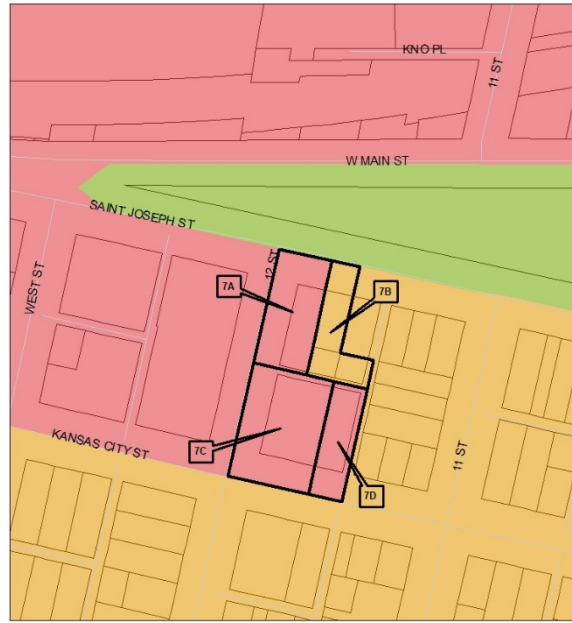
Current Future Land Use



- Subject Property
- Mixed Use Commercial
- Parks and Greenway
- Urban Neighborhood
- Employment
- Public/Quasi-Public



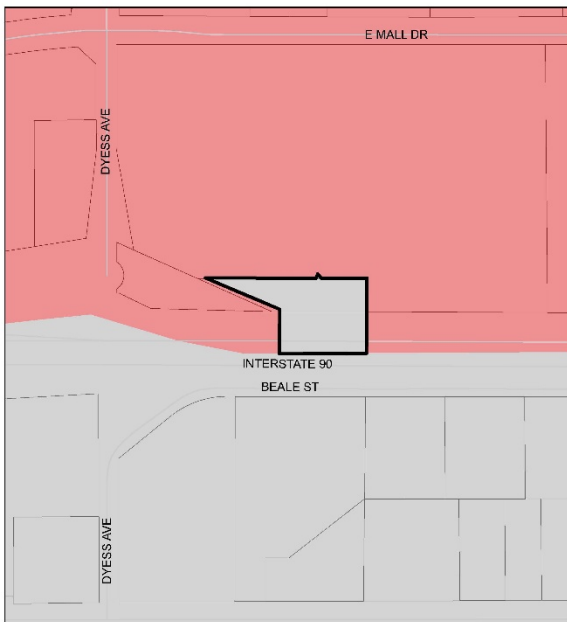
Proposed Future Land Use



- Subject Property
- Urban Neighborhood
- Parks and Greenway
- Mixed Use Commercial

### Comprehensive Plan Amendment 20CA001 - #8

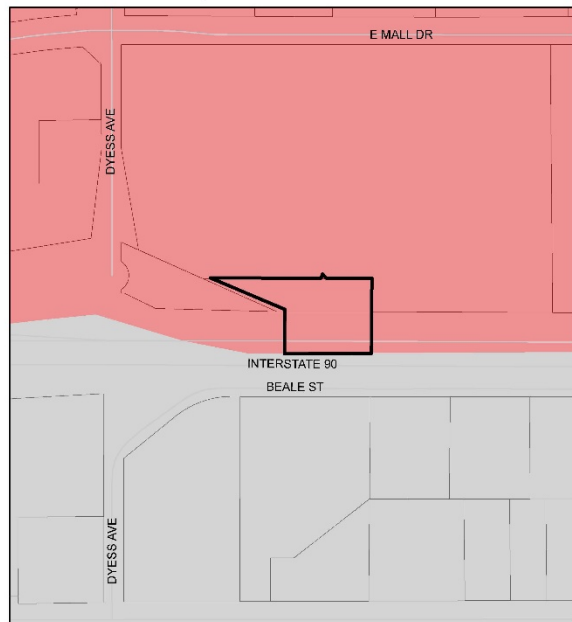
Current Future Land Use



- Subject Property
- Mixed Use Commercial
- Light Industrial



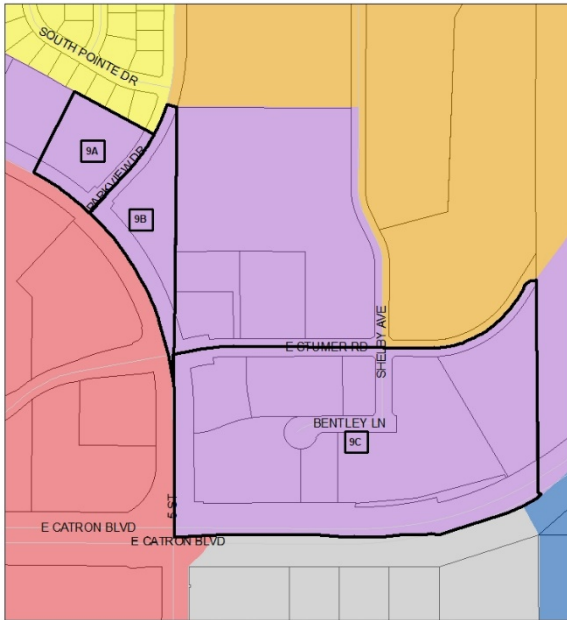
Proposed Future Land Use



- Subject Property
- Mixed Use Commercial
- Light Industrial

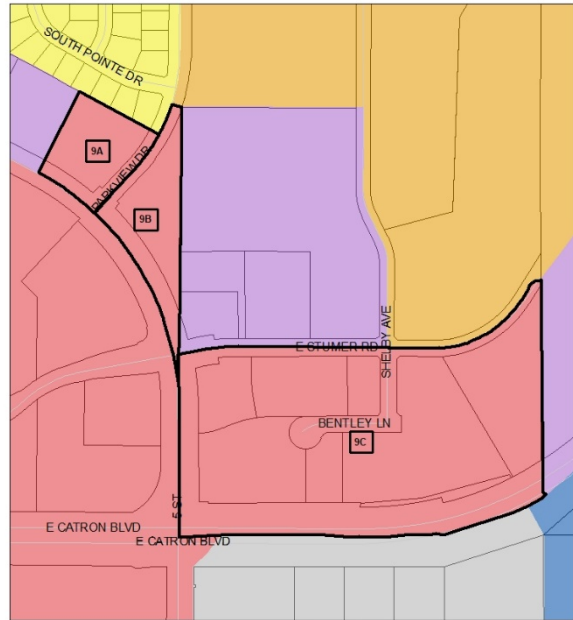
# Comprehensive Plan Amendment 20CA001 - #9

Current Future Land Use



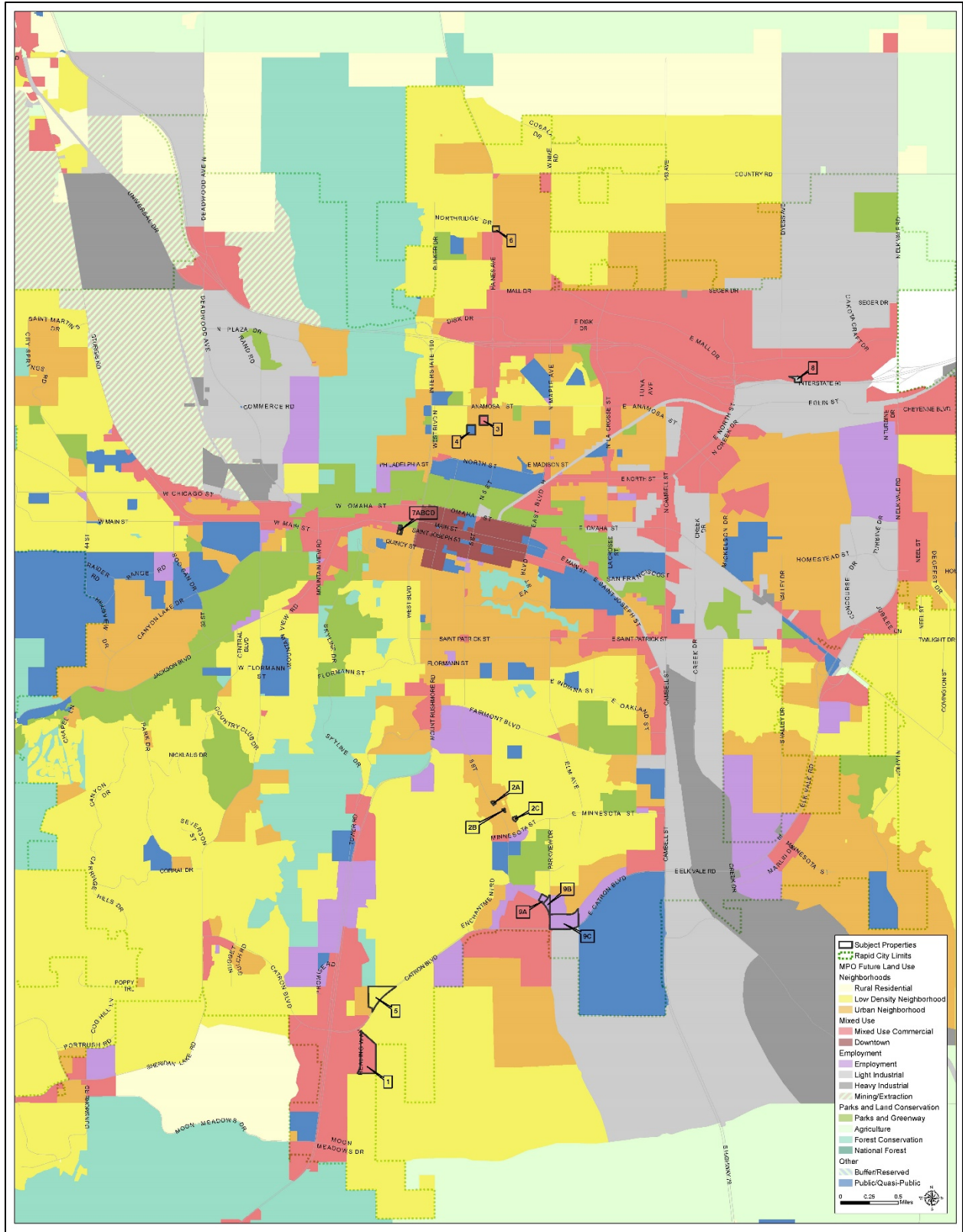
- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Mixed Use Commercial
- Employment
- Light Industrial
- Public/Quasi-Public

Proposed Future Land Use



- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Mixed Use Commercial
- Employment
- Light Industrial
- Public/Quasi-Public





<b>Neighborhood</b>	<b>Number</b>	<b>Location</b>	<b>Action</b>
US Highway 16	1	Residential area east of Healing Way in the Buffalo Crossing Subdivision	MUC to UN
South Robbinsdale	2A	Portion of a residential parcel located on the northeast corner of 5th Street and Nebraska Street	LDN to UN
South Robbinsdale	2B	Residential property located on Glenshire Drive	UN to LDN
South Robbinsdale	2C	Residential properties located on the east side of Wisconsin Avenue	UN to LDN
North Rapid	3	Parcels located along Farlow Avenue between Nowlin Street and Custer Street	MUC to UN
North Rapid	4	Parcels located between Custer Street to the north and Van Buren Street to the south between N 7th Street and Dilger Avenue	P/QP to UN
US Highway 16	5	North side of Catron Boulevard opposite of Wellington Drive	LDN to UN
Northeast	6	East side of Haines Avenue north of the Kathryn Avenue intersection	UN to MUC
Downtown/Skyline Drive	7A	Southeast corner of 12th Street and Saint Joseph Street	P/QP to MUC
Downtown/Skyline Drive	7B	Southeast corner of 12th Street and Saint Joseph Street	EC to UN
Downtown/Skyline Drive	7C	Southeast corner of 12th Street and Saint Joseph Street	UN to MUC
Downtown/Skyline Drive	7D	Southeast corner of 12th Street and Saint Joseph Street	P/QP to MUC
Northeast	8	Parcel north of I-90 and east of Dyess Avenue	LI to MUC
South Robbinsdale	9A	Northwest corner of 5th Street and Parkview Drive	EC to MUC
South Robbinsdale	9B	Southeast corner of 5th Street and Parkview Drive	EC to MUC
South Robbinsdale	9C	Northeast corner of East Catron Boulevard and 5th Street	EC to MUC



**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-3.1

The proposed Comprehensive Plan Amendment supports a diverse mix of residential, commercial, employment, public, parks, and green space throughout the community. The Amendment is also providing flexibility in applying the Future Land Use categories by encouraging a range of densities and mix of land uses.



**A Vibrant, Livable Community**

LC-3

The proposed Comprehensive Plan Amendment addresses the need for appropriate buffers and transitions between residential and commercial uses. Compatible infill development is also supported by taking advantage of areas where the appropriate uses have changed over time.



**A Safe, Healthy, Inclusive, and Skilled Community**

SHIS -1

The proposed Comprehensive Plan Amendment ensures safe and secure public spaces, neighborhoods, and business districts by limiting inappropriate uses in certain areas.



**Efficient Transportation and Infrastructure Systems**

T1-2.1A

The proposed Comprehensive Plan Amendment integrates the Major Street Plan into the Land Use Planning.



**Economic Stability and Growth**

EC-3

The proposed Comprehensive Plan Amendment encourages employment growth in targeted community locations. Development, redevelopment, and reinvestment in retail, service, office, and other employment uses are also supported.



**Outstanding Recreational and Cultural Opportunities**

N/A



**Responsive, Accessible, and Effective Governance**

GOV-3.1A

The proposed Comprehensive Plan Amendment integrates the Comprehensive Plan's vision, principles, goals, and policies by ensuring orderly, efficient, and resourceful growth and development in the community.

**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:**

<b>Criteria</b>	<b>Findings</b>
1. Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.	The Future Land Use changes that are proposed address changes in the development and growth patterns, developer needs, and oversights to the original Future Land Use designations. These changes will support the intent of the Comprehensive Plan and will facilitate flexibility in future development.
2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.	As growth occurs, periodic changes to the Future Land Use map may be necessary. Development may occur in different ways than expected. Some of the proposed Future Land Use changes are warranted by changing conditions in the adjacent parcels or neighborhood area. 20CA001-9 is an example of changing conditions warranting a Future Land Use change. The area along East Catron Boulevard and 5th Street is rapidly developing with commercial uses. The proposed change would enable the area to develop in the same manner.
3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.	The proposed Comprehensive Plan Amendment is consistent with surrounding land uses and the adopted Comprehensive Plan. It does not appear that the amendment will adversely affect any other part of the City.
4. Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities and transportation.	The proposed Comprehensive Plan Amendment will not adversely affect the environment, services, facilities, or transportation.
5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.	These Future Land Use changes are not directly affecting the development pattern. The purpose of the majority of the changes is to adjust the Future Land Use designation to the appropriate underlying use.
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.	Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or in the City.

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

**Staff recommends approving the Comprehensive Plan Amendment**