



Community Development Department

DATE: January 7, 2020
FROM: Ben Ehreth, AICP, Community Development Director
ITEM: Amendment to Growth Phasing Plan

REQUEST

The Community Development Department – Planning Division is initiating an amendment to the Priority and Future areas of the Growth Phasing Plan, which was first adopted with the 2014 Growth Management Plan. This Plan is amended in the fourth quarter of every year to reflect changing development conditions.

Please place this item on the January 14, 2020 City Commission meeting agenda and the January 28, 2020 City Commission meeting agenda.

BACKGROUND INFORMATION

The Planning & Zoning Commission held a public hearing on this request on December 18, 2019.

No members of the public spoke during the public hearing.

At the conclusion of the public hearing, and based on the findings contained in the staff report, the Planning & Zoning Commission unanimously recommended approval of the proposed amendment to the Priority and Future areas of the Growth Phasing Plan.

RECOMMENDED CITY COMMISSION ACTION

January 14th meeting of the Board of City Commissioners – consider the request for the proposed amendment to Growth Phasing Plan sections of the 2014 Growth Management Plan and call for a public hearing on the proposed amendment for the January 28th meeting of the Board of City Commissioners.

January 28th meeting of the Board of City Commissioners – hold a public hearing on the proposed amendment to the Future and Priority areas of the Growth Phasing Plan.

STAFF CONTACT INFORMATION

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STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

December 18, 2019

Project Summary

<i>Title:</i>	Amendment to Growth Phasing Plan
<i>Status:</i>	Planning & Zoning Commission – Public Hearing
<i>Project Contact:</i>	Daniel Nairn, AICP, Planner
<i>Request:</i>	Modify Priority and Future areas of the Growth Phasing Plan to reflect changing development conditions

Staff Analysis

The Community Development Department is proposing an amendment to the Priority and Future areas of the Growth Phasing Plan, which was first adopted with the 2014 Growth Management Plan. This Plan is amended in the fourth quarter of every year to reflect changing development conditions.

Purpose of the Growth Phasing Plan

The Growth Phasing Plan establishes the phasing for growth in areas outside of the City of Bismarck and within the City’s extraterritorial area. The areas within the plan could reasonably be served by municipal utilities at some point in the future. The outer boundary of the Growth Phasing Plan coincides with the Urban Service Area Boundary (USAB), first established in the 2003 Growth Management Plan.

The Growth Phasing Plan is further divided into Priority and Future areas. The Priority areas are anticipated for development in the short-term because City services may be readily accessed, based on available funding. The Future areas are anticipated for development in the long-term, with immediate City participation in financing or extending municipal services unlikely and limited. However, development in these areas may be possible with private funding for infrastructure.

Areas that are already developed as rural residential are assumed to remain as such and are not included in either the Priority or Future areas. It is anticipated that

future urban growth will occur around these subdivisions.

Growth Capacity Analysis

Each year, City staff analyzes the potential development capacity within the city limits, as well as within the existing Priority and Future areas. This available capacity is compared to overall growth projections for the City to help determine how much additional serviceable land may be necessary to meet expected demand for new development. The results of the analysis inform staff’s recommendation for boundary adjustments.

Within the city limits, there is capacity for an additional 7,899 residents and 17,432 jobs. An additional 5,755 residents and 7,930 jobs may be accommodated in the Priority areas. At projected population and employment growth rates, this development capacity would be exhausted in 15 years for population and 23 years for jobs.

Proposed Changes to the Growth Phasing Plan

The proposed changes to the Plan are relatively minor. No change is proposed to the outside boundary of the USAB. Three new areas are proposed to be added to the Future area:

- Areas of Promontory Point VI Addition and Promontory Point VII Addition that are not annexed are proposed to shift to the Future

(continued)

areas. These areas cannot be developed until further sanitary sewer facilities are installed by the developer.

- Areas of Silver Ranch First Addition and Silver Ranch First Addition First Replat that are not annexed are proposed to shift to the Future areas. These areas cannot be developed until further sanitary sewer facilities are installed by the developer.
- Unplatted land in SE $\frac{1}{4}$ of Section 19, T139N-R79W/Gibbs Township is proposed to shift to Future areas.

Additionally, five annexations occurred in 2019 for approximately 259 acres, most of which was taken from the Priority areas. Based on the proposed changes to the plan and prior annexations, the new proposed Priority areas are approximately 26% smaller than the areas in the currently approved plan. The proposed Priority areas have an estimated capacity of 14 years of population growth and 22 years of job growth, assuming city limits are filled first.

Required Findings of Fact (relating to land use)

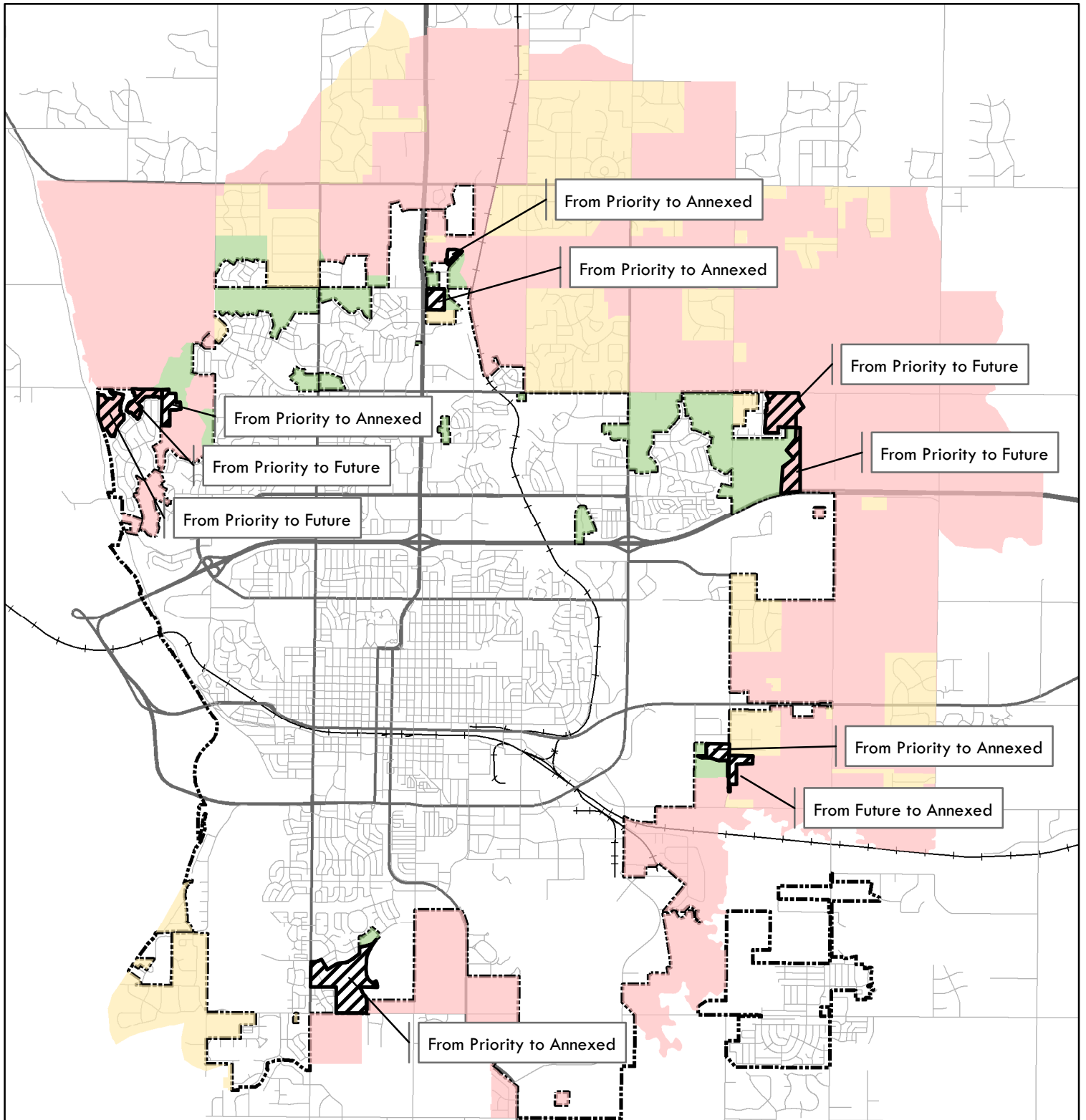
1. The proposed Growth Phasing Plan amendment would not adversely affect the public health, safety or general welfare;
2. The proposed Growth Phasing Plan amendment is justified by a change in conditions since the Growth Phasing Plan was adopted in 2014;
3. The proposed amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Staff Recommendation

Based on the above findings, staff recommends approval of amendments to the Priority and Future areas of the Growth Phasing Plan, as shown on the attached map.

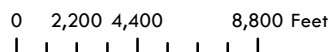
Attachments

1. Proposed amendments to the Growth Phasing Plan.



Phase

- Priority - Development anticipated in the short-term because city services may be readily accessed, as funding is available.
- Future - Development anticipated in the long-term and immediate City participation in extending services is unlikely. Development may occur with private funding of infrastructure costs.
- Rural Residential
- Proposed 2019 Changes



This map is for reference purpose only and is not intended as a survey or accurate representation of all map features.

