



# Rapid City Planning Commission

## Annexation Project Report

April 26, 2018

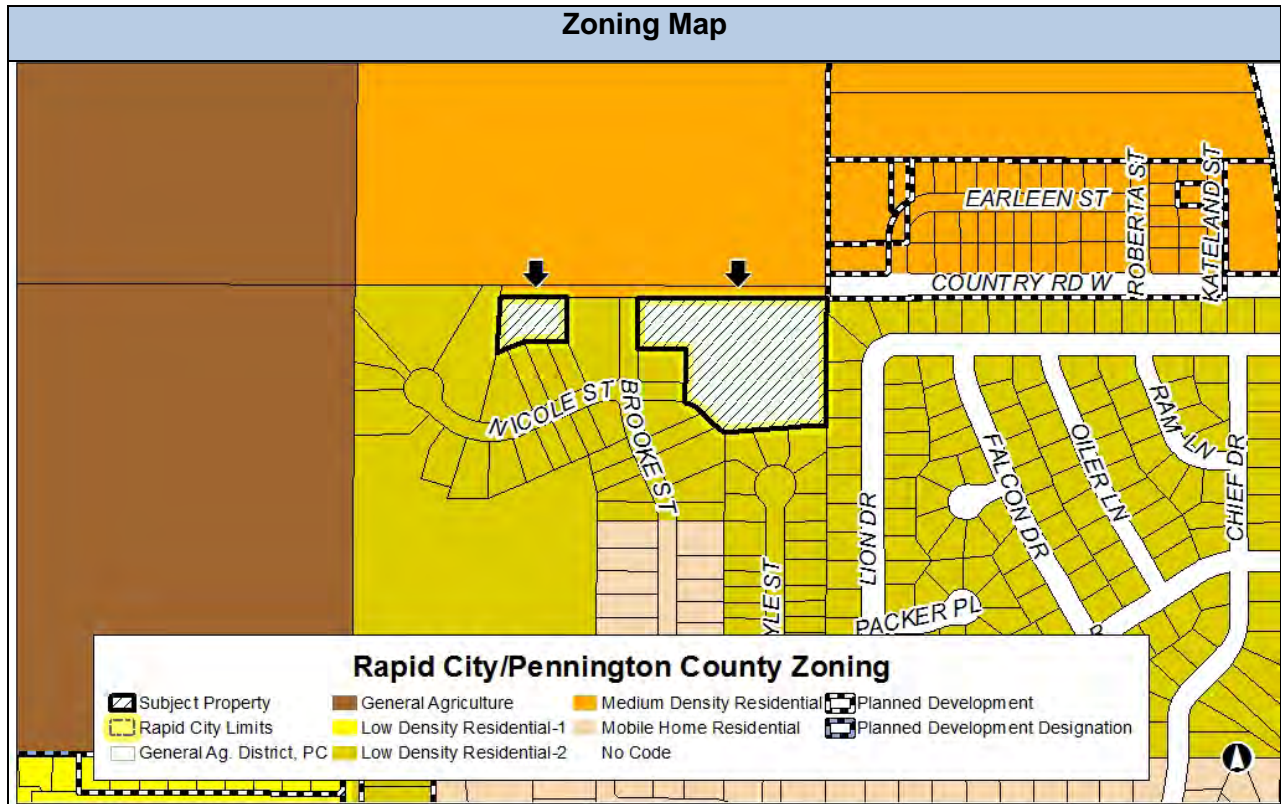
Applicant Request(s)	Item #2
Case # 18AN002: Petition for Annexation	
Companion Case(s): 18RZ012 – Rezone from NUD to GAD	

Development Review Team Recommendation(s)
The Development Review Team recommends approving the Petition for Annexation.

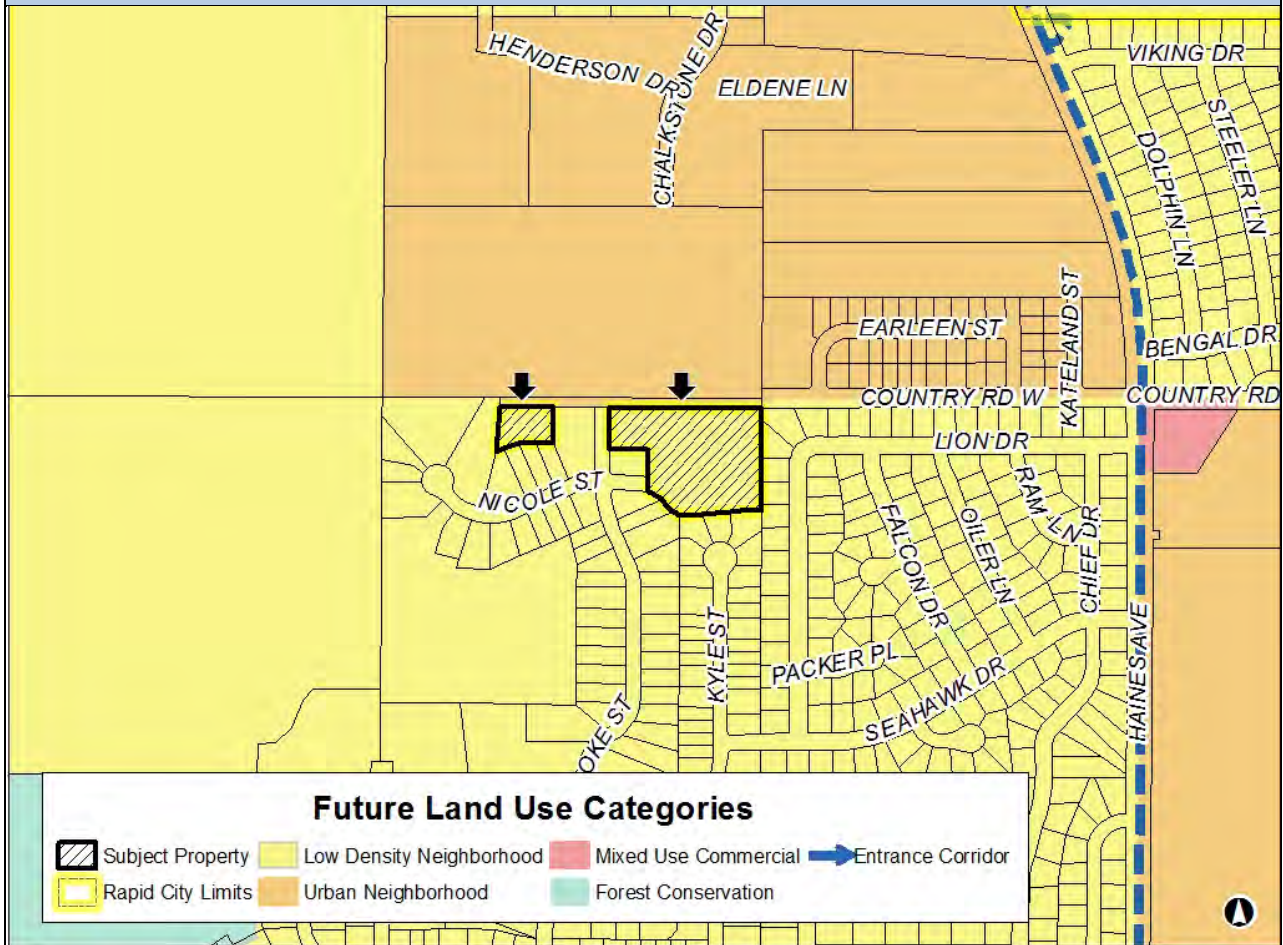
Project Summary Brief	
<p>The applicant has requested annexation of approximately 4.2 acres of unplatted property into the City’s corporate limits. The property is comprised of two parcel areas and is located adjacent to the Tyler Knue Subdivision in the Deadwood Avenue Neighborhood Area. The petition meets statutory criteria for annexation and the City’s annexation policy. This property is surrounded by the City on all sides. It is located within the North Elk Rural Fire Protection District; however, this petition for annexation does not prompt a payment to the Fire District from the City of Rapid City. This property is located within the City’s urban services boundary and is currently served by City water and sewer.</p> <p>The eastern portion of the property is accessible from Brooke Street and is developed with a barn. The Pennington County Planning Department has indicated that the existing barn located on the property was approved for the maintenance and operation of the applicant's property. The applicant has indicated that the maintenance and operation(s) include an office for sales and bookkeeping, along with typical office uses and a shop area for storing fencing and building materials, light carpentry, storage and maintenance of construction equipment and a wash bay. Upon annexation, the property will be rezoned from No Use District to General Agriculture District. A barn is a permitted structure in the General Agriculture District. Since the use of the barn is currently permitted by Pennington County, the use may continue as a legal nonconforming use upon annexation.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Citcra, LLC	Planner: Sarah Hanzel
Property Owner: Citcra, LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Project Planner: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	150 feet west of Brooke Street and at eastern terminus of Nicole Street
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	N/A
Land Area	4.2 acres
Existing Buildings	Barn
Topography	Relatively flat
Access	Brooke Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA - PC	LDN	Barn
Adjacent North	MDR	UN	Void of Structural Development
Adjacent South	LDR -2	LDN	Single Family Residential
Adjacent East	LDR-2	LDN	Single Family Residential
Adjacent West	LDR-2	LDN	Single Family Residential



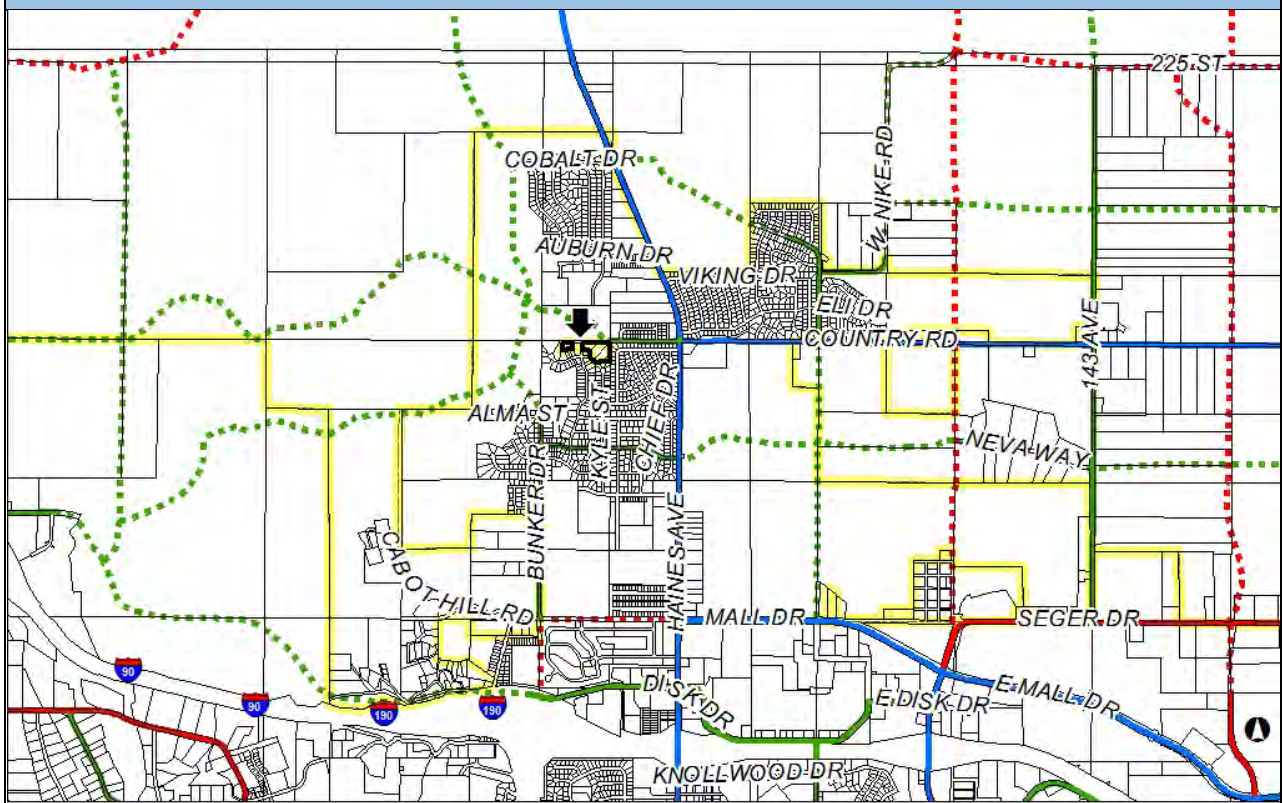
## Comprehensive Plan Future Land Use



### Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Mixed Use Commercial
- Entrance Corridor
- Rapid City Limits
- Urban Neighborhood
- Forest Conservation

## Parks or Transportation Plan










### Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Rapid City Limits
- Minor arterial
- Proposed collector

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

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.040.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to annex:	
Criteria	Findings
1. SDCL 9-4-1 states that the City by resolution may annex a contiguous area if a written petition describing the boundaries of the area is signed by no less than three-fourths of the registered voters and by owners of no less than three-fourths of the value of the area to be annexed.	This petition appears to meet all requirements for consideration under the provisions for a voluntary annexation.
2. Rapid City's Annexation Policy (2001) adopted the following annexation goals: a. The annexation of lands which are necessary for the orderly growth and development of the City; b. The annexation of lands which are urbanized or urbanizing to the extent that they require an urban level of services; c. The annexation of lands, the development of which effects the health and/or safety of the residents of the City; and d. The annexation of lands to ensure an equitable tax base.	This annexation petition meets the City's annexation goals as identified in the 2001 Annexation Policy.

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	
	<b>A Balanced Pattern of Growth</b>
BPG-1.1C	Annexation Criteria – Coordinate with counties and adjacent jurisdictions to develop and follow criteria and procedures for the annexation of contiguous land within the 3-mile platting jurisdiction.
	<b>A Vibrant, Livable Community</b>
N/A	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A

	<b>Responsive, Accessible, and Effective Governance</b>
N/A	N/A

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Low Density Neighborhood</b>
<b>Design Standards: N/A</b>	
N/A	Design components are not reviewed with a petition for annexation.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Deadwood Avenue</b>
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1K Urban Services	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development.

<b>The Development Review Team Recommends approving the Petition for Annexation for the following reasons:</b>	
•	The petition for application meets the requirements of SDCL 9-4 and the Rapid City Annexation Policy.
•	The property is surrounded by the City on all sides and is currently utilizing City water and sewer service.

**Staff recommends approving the Petition for Annexation.**