



Rapid City Planning Commission

Annexation Project Report

April 26, 2018

Applicant Request(s)	Item #4
Case # 18AN003: Petition for Annexation	
Companion Case(s): 18RZ013 – Rezone from No Use District to LDR- II	

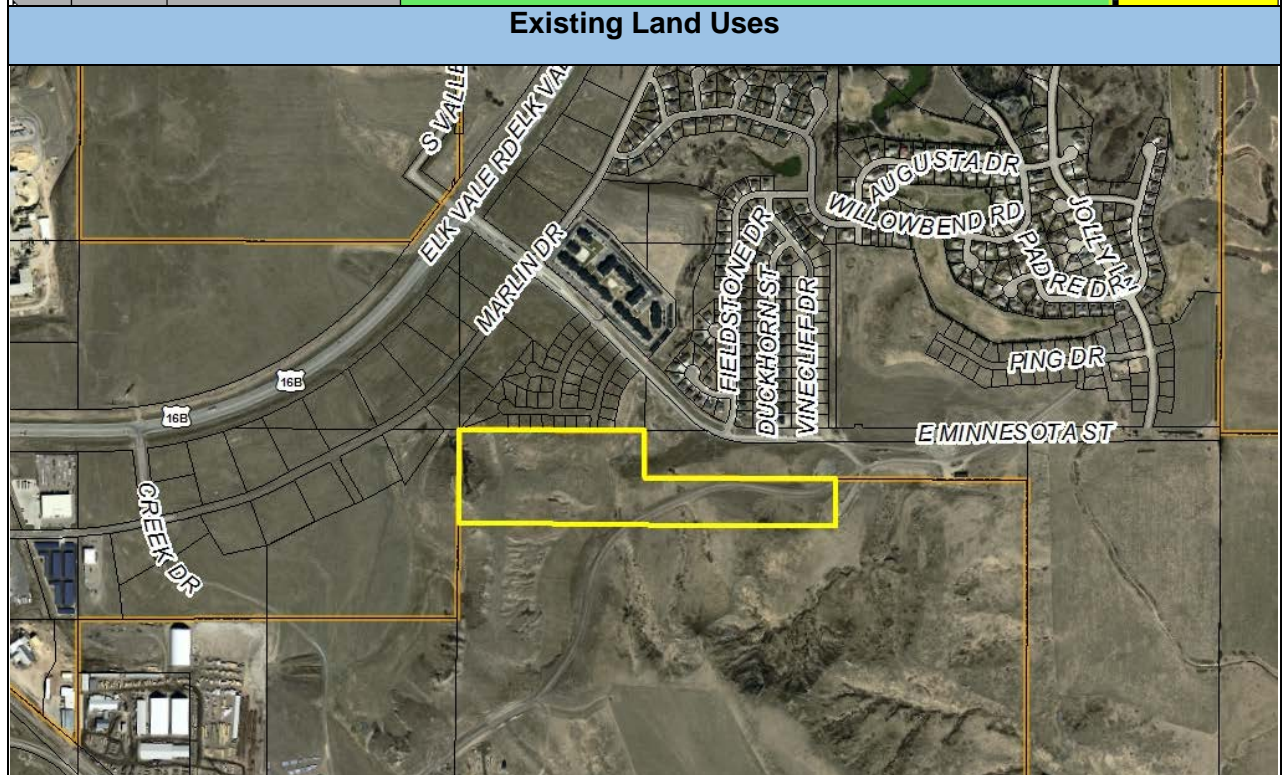
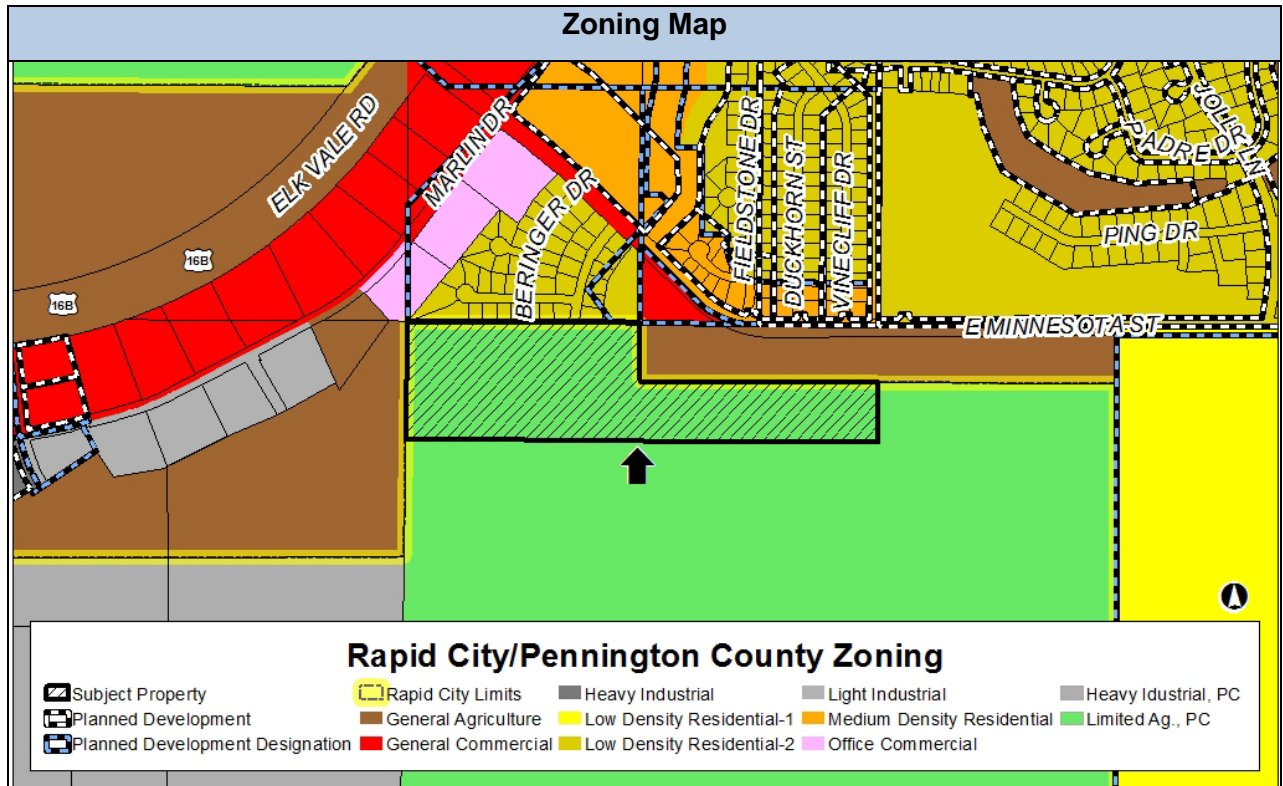
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Petition for Annexation.

Project Summary Brief
The applicant has requested annexation of approximately 30 acres of undeveloped property into the City’s corporate limits. The property is located south of East Minnesota Street within the Southeast Connector Neighborhood Area. This property is contiguous to the corporate limits on the north and the west and is located within the City’s urban services boundary. The petition meets statutory criteria for annexation and the City’s annexation policy. This property is located within the Rapid Valley Fire Protection District. The City may reimburse this property’s portion of the Fire District indebtedness at an amount that is estimated at \$390.19.

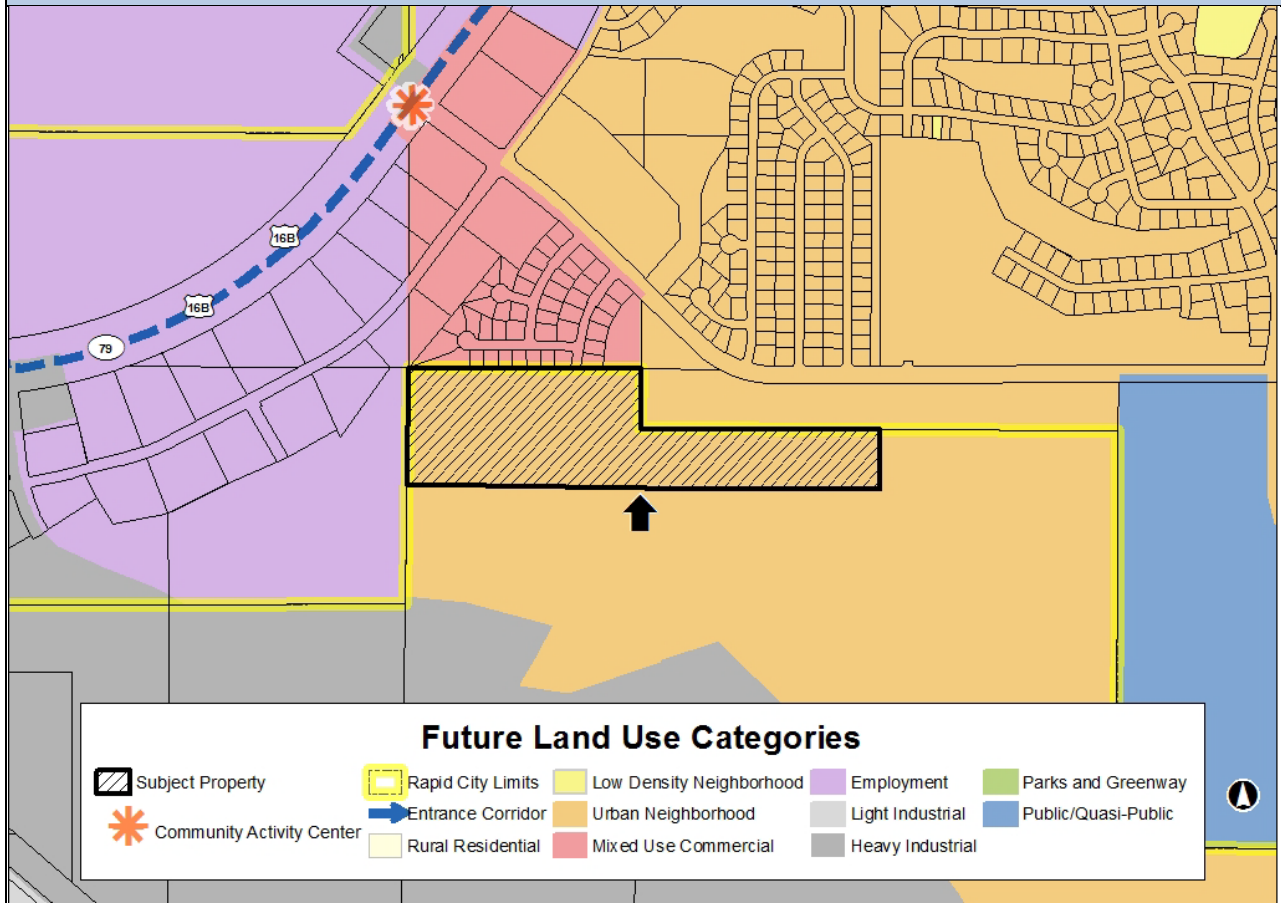
Applicant Information	Development Review Team Contacts
Applicant: Dennis Zandstra Real Estate Holdings	Planner: Sarah Hanzel
Property Owner: Dennis Zandstra Real Estate Holdings	Engineer: Dan Kools
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Project Planner: KTM Design Solutions, Inc.	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South of East Minnesota Street
Neighborhood	Southeast Connector
Subdivision	South of Elks Crossing
Land Area	30 acres
Existing Buildings	None
Topography	Moderate slopes
Access	Pahlmeyer Drive from East Minnesota Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power
Floodplain	N/A

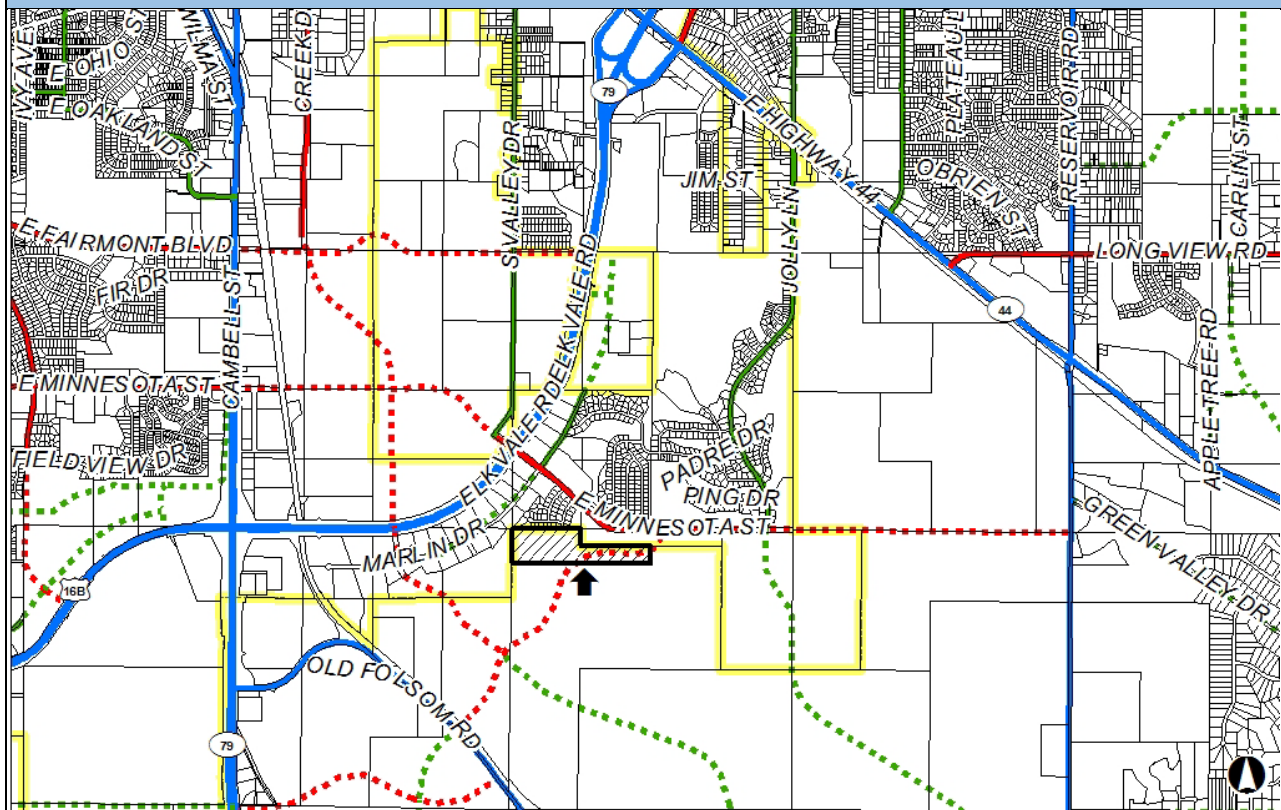
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LA - PC	UN	Void of Structural Development
Adjacent North	LDR-2 and GAD	UN and MUC	Planned Low Density Residential
Adjacent South	LA - PC	UN	Void of Structural Development
Adjacent East	LA - PC	UN	Void of Structural Development
Adjacent West	GAD	E	Planned Employment/Commercial



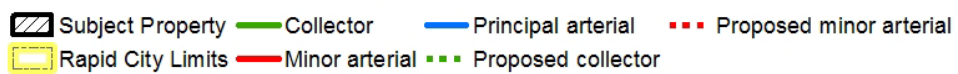
Comprehensive Plan Future Land Use



Parks or Transportation Plan










Major Street Plan



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	
	A Balanced Pattern of Growth
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.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	N/A
	Outstanding Recreational and Cultural Opportunities
N/A	N/A

	Responsive, Accessible, and Effective Governance
N/A	N/A

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

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1I: Annexation	Require the annexation of contiguous properties when development occurs.
SEC-NA1.1J Urban Services	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development.

The Development Review Team Recommends approving the Petition for Annexation for the following reasons:	
•	The petition for application meets the requirements of SDCL 9-4 and the Rapid City Annexation Policy.

Staff recommends approving the Petition for Annexation.