



Rapid City Planning Commission

Annexation Project Report

May 10, 2018

Applicant Request(s)	Item #3
Case # 18AN001: Resolution of Intent to Annex	
Companion Case(s) #:	

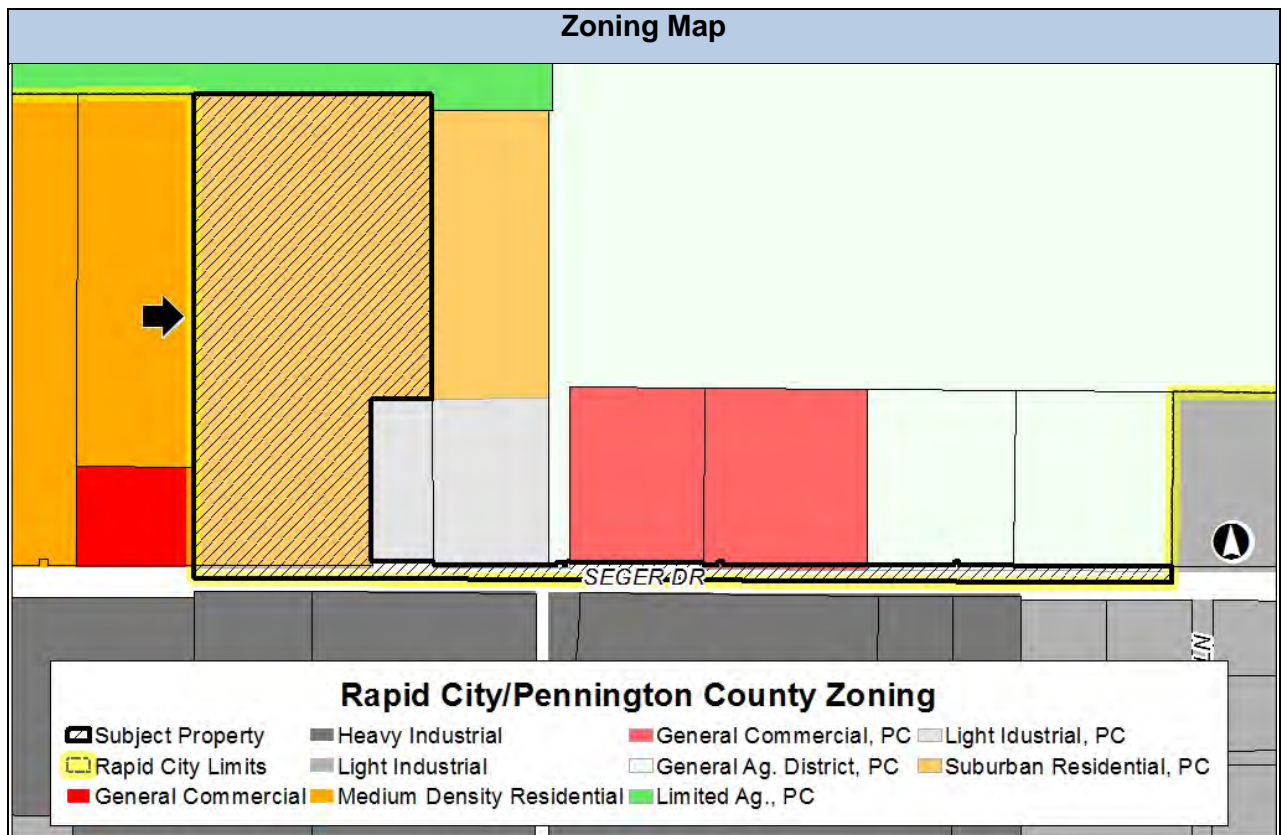
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Resolution of Intent to Annex.

Project Summary Brief
<p>On December 7, 2015 the City Council directed staff to conduct an annexation study for the Prairie Acres South Mobile Home Park. This direction followed unsuccessful attempts by the property owner to submit a petition for annexation under the voluntary annexation procedures required by SDCL 9-4. The property owners secured the necessary number of signatures to account for 75% of the property valuation; however, they were unable to obtain sufficient signatures from 75% of registered voters.</p> <p>The annexation area consists of approximately 21 acres developed with 67 manufactured homes and a management office. The property is zoned Suburban Residential District in Pennington County. An annexation study prepared in accordance with SDCL 9-4-4.1 is linked to the agenda. The property is connected to the City’s sewer system through agreements with the Public Works Department. The property owner will be required to obtain a mobile home license permit within four months of annexation in order to operate within the City limits. The property owner has indicated that they are actively working towards meeting these criteria and expect to become compliant within the four month time period.</p> <p>The annexation study outlines the need for annexation, and identifies the costs to the City and property owners associated with annexation. The 2017 assessed valuation of the property is \$889,000. The study estimates that once annexed, property taxes will increase \$0.83 per \$1,000 in taxable property valuation. These property taxes will help support provision of urban services.</p> <p>The annexation study provides a more detailed summary of the services the City will provide upon annexation. The annexation study also includes a timetable in which those services will be provided and the estimated cost to the City and the property owners in the annexation area.</p>

Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Sarah Hanzel
Property Owner: Prairie Acres LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Private/CORC
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1980 Seger Drive
Neighborhood	Northeast Neighborhood Area
Subdivision	N/A
Land Area	21 acres
Existing Buildings	Approximately 67 manufactured homes and one management office
Topography	Relatively flat
Access	Seger Drive
Water Provider	Private
Sewer Provider	City of Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	N/A

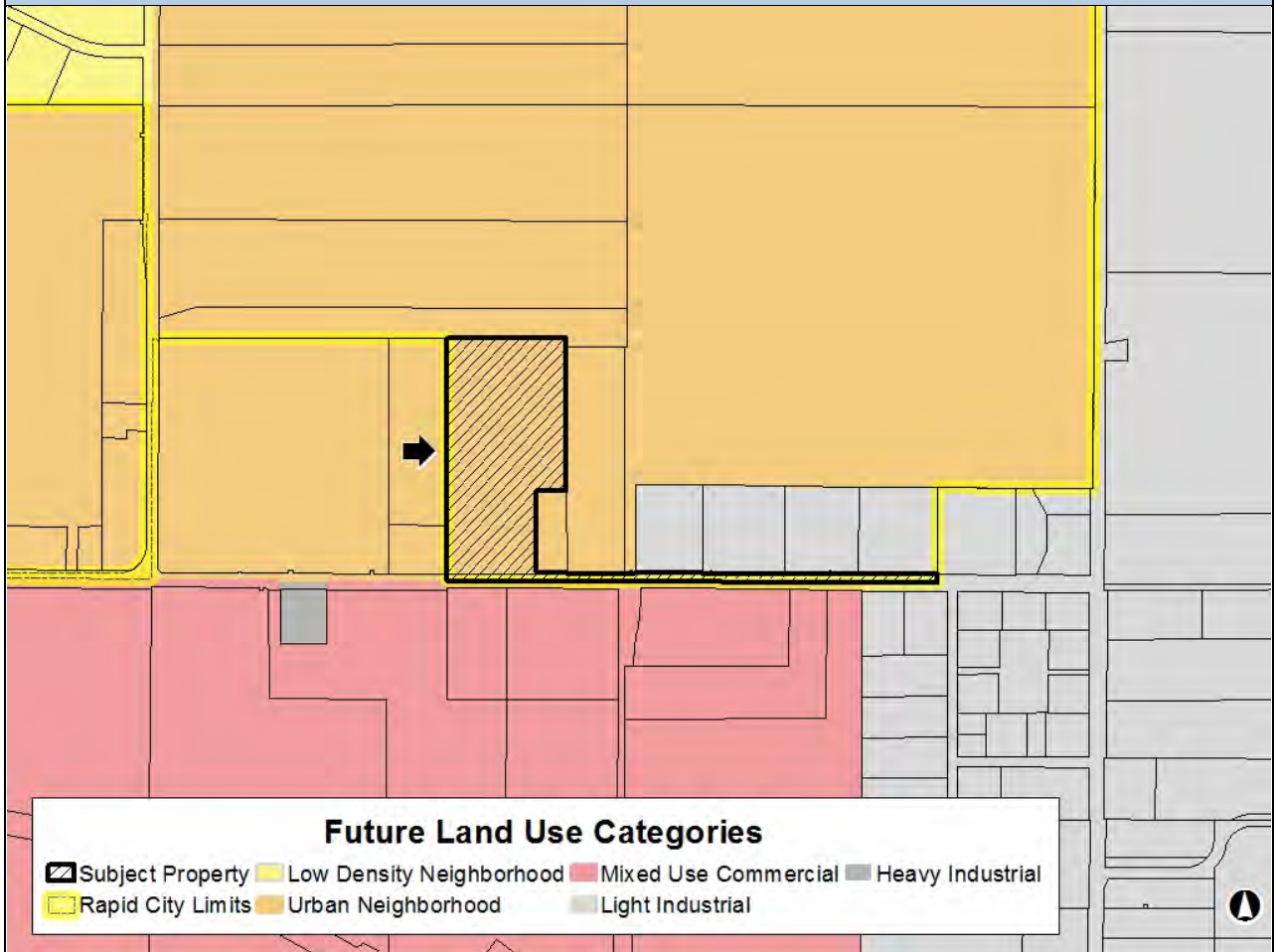
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	SR - PC	UN	Mobile Home Park Development
Adjacent North	LA - PC	UN	Void of structural development
Adjacent South	HI	MUC	Industrial
Adjacent East	GA - PC	UN	Storage
Adjacent West	MDR and GC	UN	Mobile Home Park Development

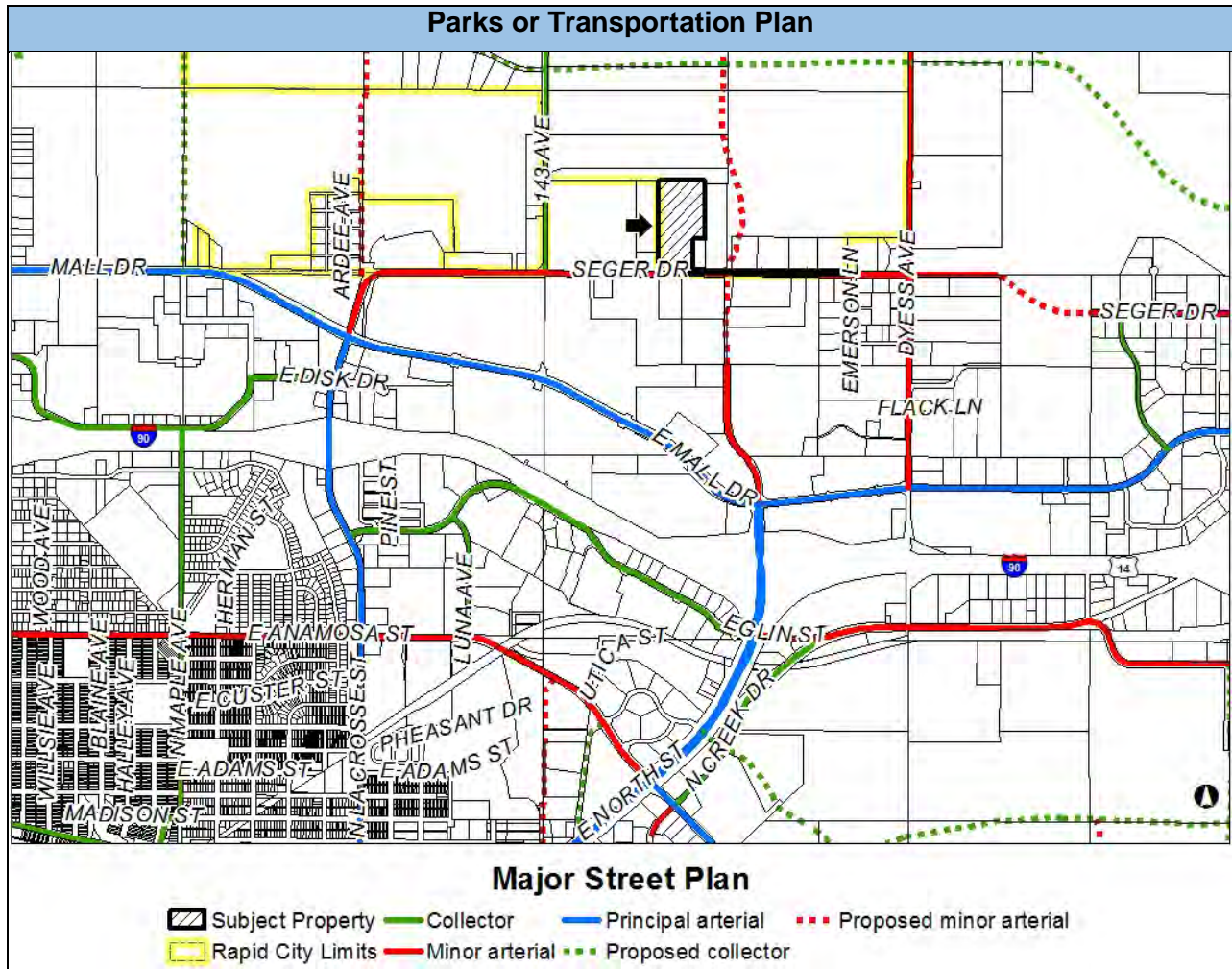


Existing Land Uses



Comprehensive Plan Future Land Use






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 the Rapid City Annexation Policy (2001), the City will consider an area properly annexable if it meets one or more of the following criteria:	
Criteria	Findings
An area that exists primarily to furnish a place of residence for persons who are employed in a densely settled municipality;	Met
An unincorporated area that is densely populated in and of itself;	Met
An area that represents the actual growth of a municipality beyond its legal limits and has developed for urban purposes;	Met
An area whose residents have the advantages of a municipal government and its institutions;	Met
An area where commercial and or industrial expansion has occurred; or	Not met
An area that is more valuable for town or city purposes than it is for agricultural purposes	Met

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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	Design standards are not reviewed during the annexation process

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Northeast Area Neighborhood
Neighborhood Goal/Policy:	
NE-NA1.1I: 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 Resolution of Intent to Annex for the following reasons:

•	The property is contiguous to the City of Rapid City.
•	The resident's in the neighborhood have attempted voluntary annexation but are not able to secure the necessary number of registered voter signatures.
•	An area that exists primarily to furnish a place of residence for persons who are employed in a densely settled municipality;
•	An unincorporated area that is densely populated in and of itself;
•	An area that represents the actual growth of a municipality beyond its legal limits and has developed for urban purposes;
•	An area whose residents have the advantages of a municipal government and its institutions;
•	An area that is more valuable for town or city purposes than it is for agricultural purposes
•	The property owner has indicated that that measures are being taken to comply with mobile home park licensing requirements necessary to operate within the City limits.

Staff recommends approving the Resolution of Intent to Annex.