



Rapid City Planning Commission

Annexation Project Report

July 26, 2018

Applicant Request(s)	Item #5
Case # 18AN004: Petition for Annexation	
Companion Case(s): 18RZ019 – Rezone from NUD to PF	

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

Project Summary Brief
<p>(Update 7/13/18. All revised and/or added text is shown in bold print.) This item was continued at the July 5, 2018 Planning Commission meeting due to lack of quorum. Please note that no other part of this report has been altered or changed. The applicant has requested annexation of approximately 27 acres of property into the City’s corporate limits. The property is located south of Jackson Boulevard and Northwest of Red Rock Canyon Road in the Sheridan Lake Road Neighborhood Area. The parcel is developed with a single family home in a forested setting. The Future Land Use Designation of this property is Forest Conservation, which supports large lot single family residences as a secondary use. The petition meets statutory criteria for annexation and the City’s annexation policy. This property is located within the Johnson Siding Volunteer Fire 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; however, it utilizes a private water well and septic sewer system. The property is accessed from a private driveway connecting from Red Rock Canyon Road and Chapel Lane. Upon annexation, the property will be rezoned from No Use District. The City contemporaneously submitted an application to rezone the property from No Use District to Park Forest District.</p>

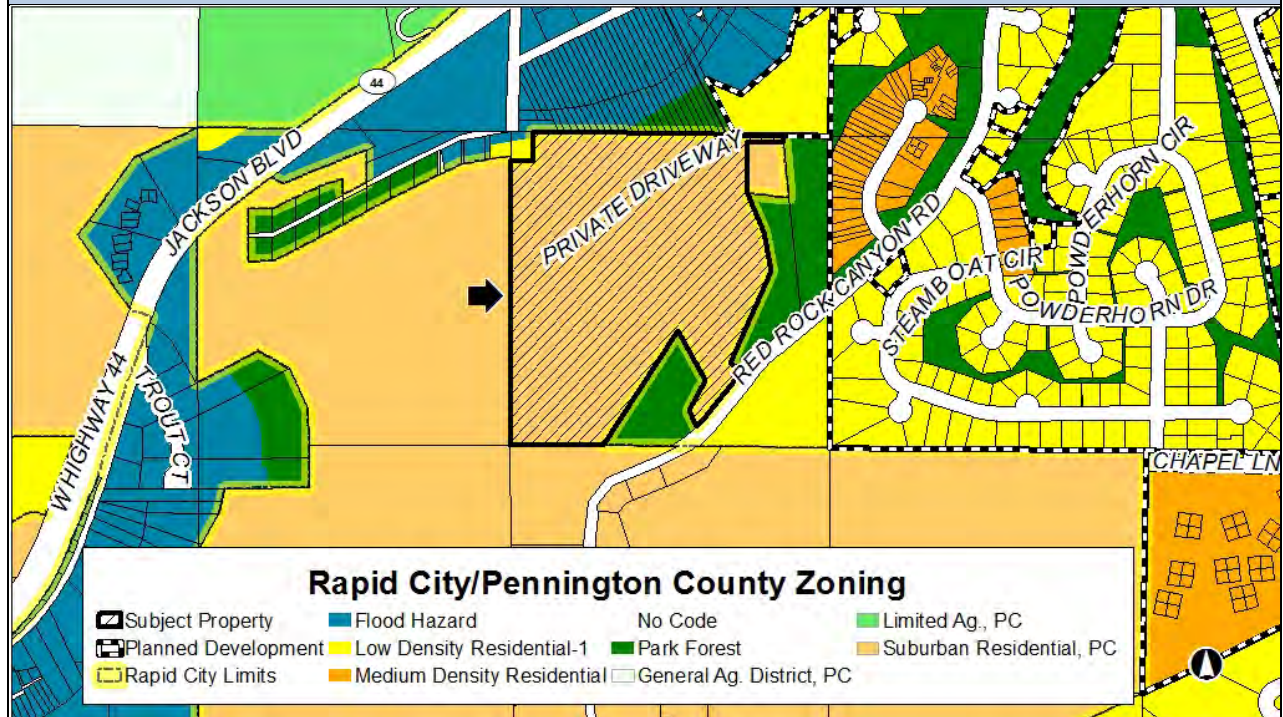
Applicant Information	Development Review Team Contacts
Applicant: Cheryl and Ronald Loftus	Planner: Sarah Hanzel
Property Owner: Cheryl and Ronald Loftus	Engineer: Todd Peckosh
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Project Planner: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3700 Red Rock Canyon Road
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Proposed Jack’s View Subdivision
Land Area	26.9 acres
Existing Buildings	Single Family Residence
Topography	Situated on a steep slope
Access	Red Rock Canyon Road from Chapel Lane
Water Provider	Private water well
Sewer Provider	Private septic tank
Electric/Gas Provider	Black Hills Power
Floodplain	N/A

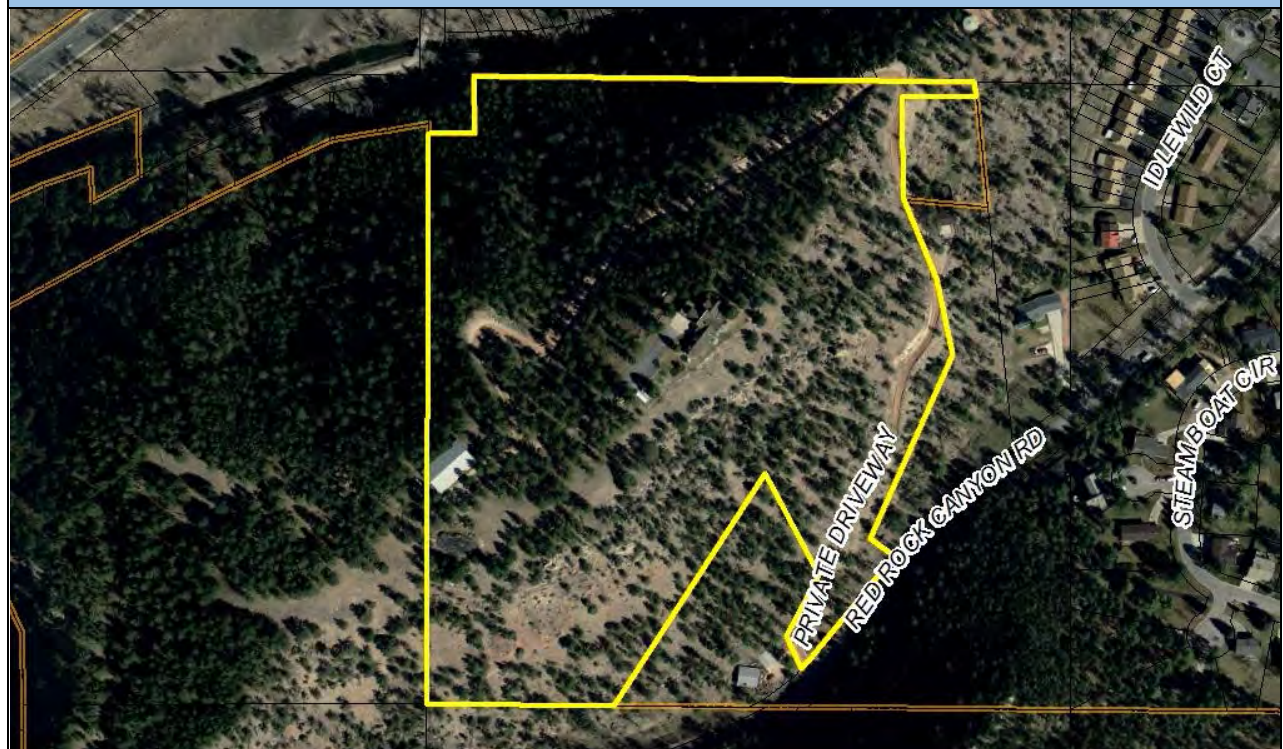
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	Suburban Residential - PC	Forest Conservation	Large lot Single Family Residence

Adjacent North	Flood Hazard District, Park Forest District, Low Density Residential	Forest Conservation/Parks and Greenway	Parkland
Adjacent South	Suburban Residential - PC	Forest Conservation	Single Family Residential
Adjacent East	Park Forest District	Forest Conservation	Single Family Residential
Adjacent West	Park Forest District, Flood Hazard District	Forest Conservation	Forested, Void of Structural Development

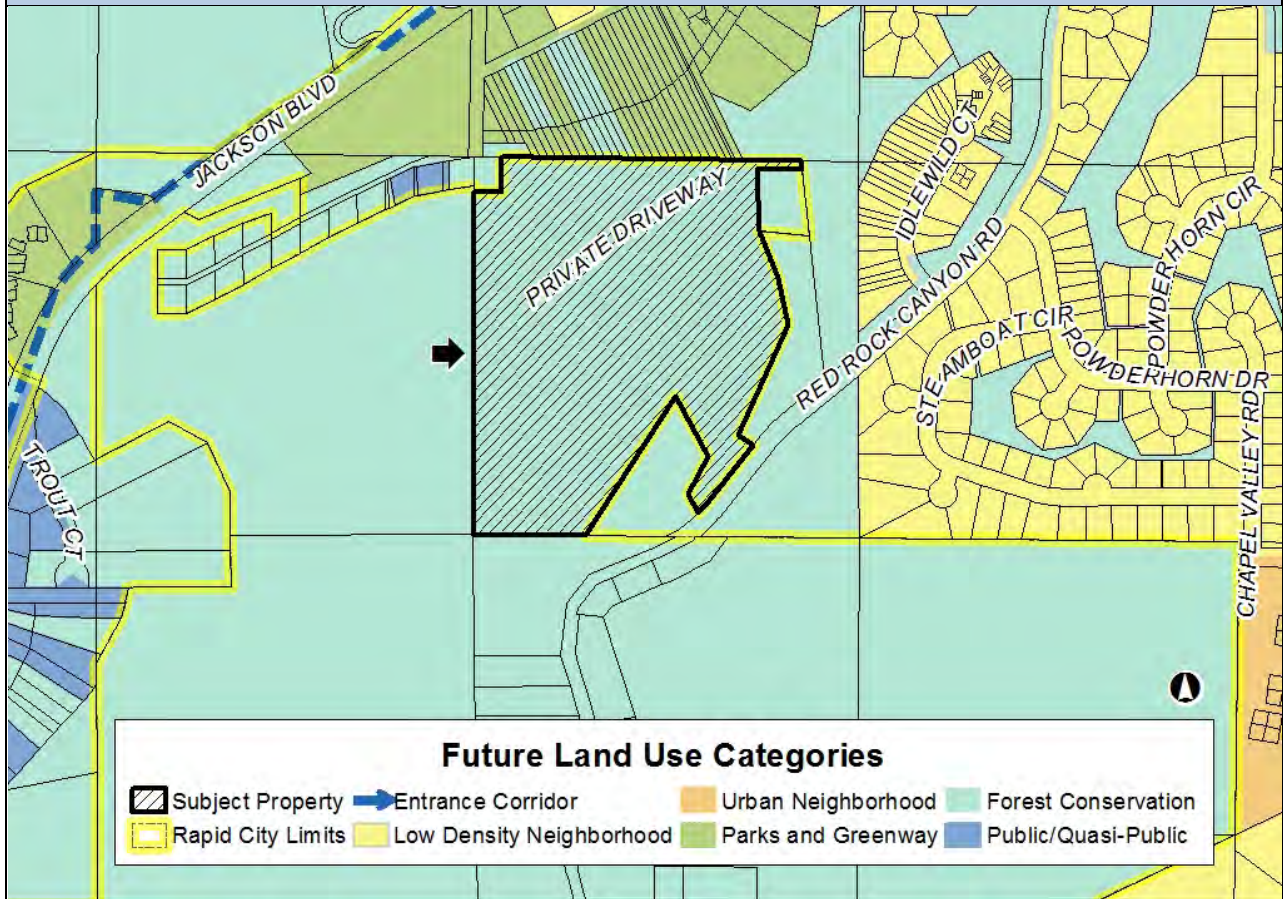
Zoning Map



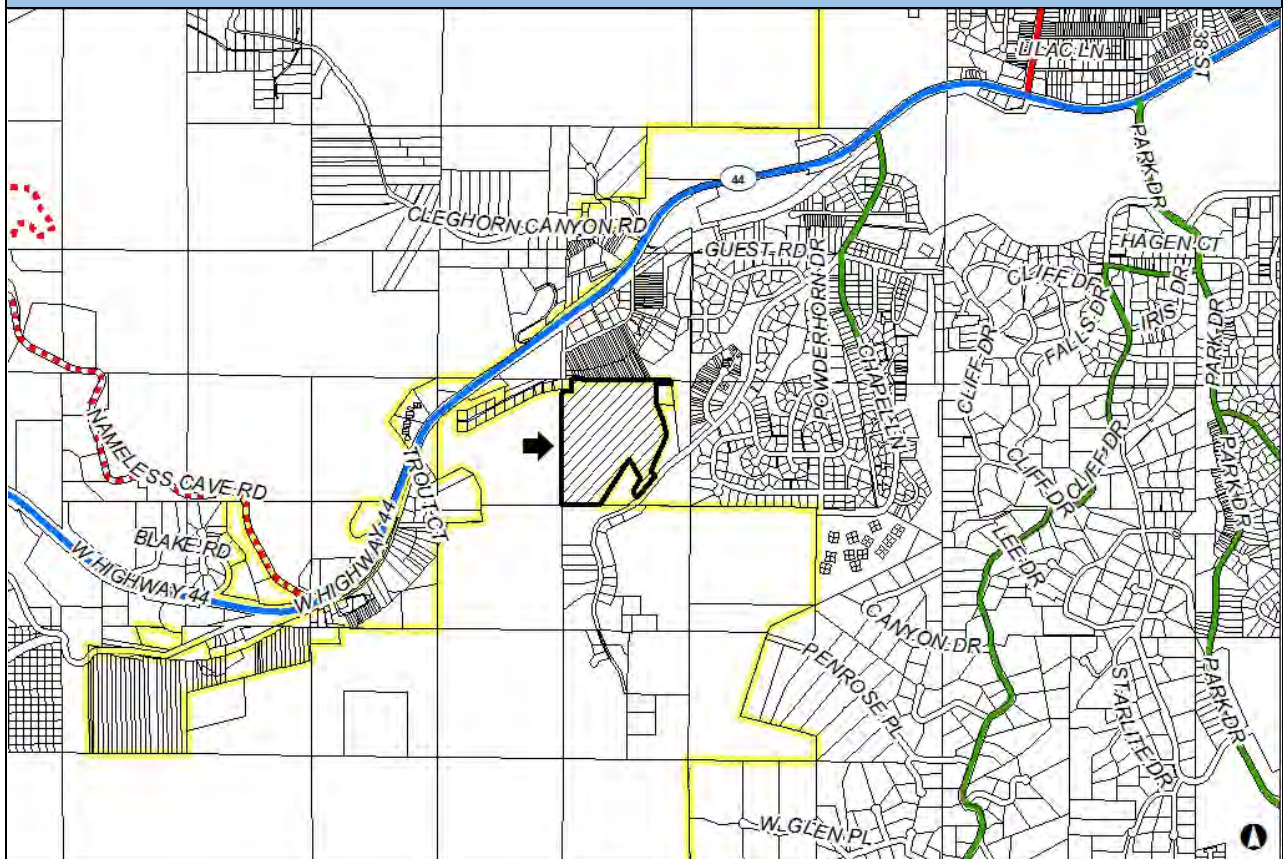
Existing Land Uses



Comprehensive Plan Future Land Use










Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
18PL031	5/24/18	Preliminary Subdivision Plan – Planning Commission	Approved

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. Chapter 16.04.090B of the Rapid City Municipal Code states that whenever a property is contiguous to Rapid City, the property must be annexed into the City limits prior to approval of a plat.	The petition for annexation fulfills this requirement in the Rapid City Municipal Code in conjunction with the request to Plat the subject property.
3. 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
LC-6.2C	Natural Features - The rezoning of the property associated with the annexation supports the Future Land Use Designation of Forest Conservation.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-2.1B	Wildfire Awareness and preparedness. Enhance wildfire risk awareness in forested areas and promote resident wildfire preparedness and risk reduction.
	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
GOV-2.1A	Public Input Opportunities – provide a range of opportunities for the public to provide feedback to decision makers. The petition for annexation and associate rezone application are reviewed at a public hearing.

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

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
SLR-NA1.1A: Forest Conservation	Coordinate with the Forest Service and property owners and residents to support the preservation of natural features and minimize risks associated with development in the Wildland Urban Interface. Through the preliminary subdivision plan process, Fire Department staff communicated wildfire mitigation plan practices.

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, the Rapid City Annexation Policy, and section 16.04.090B of the Rapid City Municipal Code which requires annexation when platting contiguous to the City limits.

Staff recommends approving the Petition for Annexation.