



# Rapid City Planning Commission

## Annexation Project Report

March 5, 2020

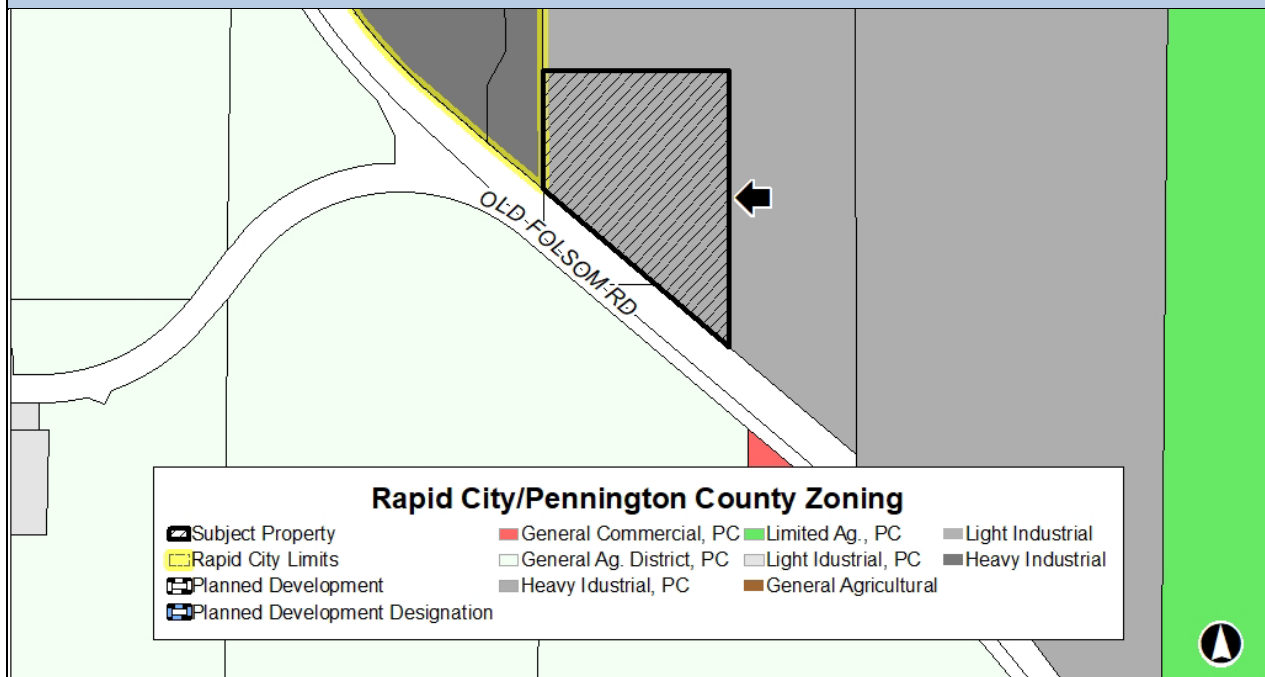
Applicant Request(s)		Item #2
Case # 20AN001: Petition for Annexation		
Companion Case(s) #: N/A		
Development Review Team Recommendation(s)		
The Development Review Team recommends approving the annexation request.		
Project Summary Brief		
<p>The applicant requests to annex a 15 acre parcel of land adjacent to the Rapid City corporate limits. The primary purpose of the annexation request is for connection to City water. The property is located south of Elk Vale Road and east of SD Highway 79. The property is zoned Heavy Industrial in Pennington County and is developed with several structures used for processing lumber, warehousing, and storage. The use of this property is consistent with the Future Land Use designation of Heavy Industrial. Upon annexation, the property will be zoned no-use district. The owner may submit a rezone application or the City will rezone the property within 180 days.</p> <p>This property is located within the Rapid Valley Fire Protection District. The Rapid City Fire Department and Rapid Valley Volunteer Fire Department (RVVFD) provide fire service protection to this property under a mutual aid agreement. The RVVFD has outstanding debt which they have certified with the City Finance Office pursuant to RCMC 3.20. Under this provision of the municipal code, the City may reimburse the Fire District for this property's share of the Fire District's outstanding debt, which is estimated to be \$12,659.75. If annexed, the City may reimburse all or a portion of this amount. Under State Law 34-31A-35 "Any portion or area of land which was part of a rural fire district... and which is annexed into a bordering municipality, is liable for the indebtedness incurred while within the boundaries of the fire district." This means that if the City does not reimburse all or a portion of this property's share of outstanding debt, it can continue to be levied against the property so there is no overall loss in revenue to the Fire District. The property would be assessed the City mill levy in addition to the Fire District debt levy. Once annexed and connected to City water, the property owner will pay connection fees, costing approximately \$45,000.</p> <p>This request meets the requirements in State Law and Rapid City's Annexation Policy.</p>		
Applicant Information		Development Review Team Contacts
Applicant: Forest Products Distributors Inc.		Planner: Sarah Hanzel
Property Owner: Durawood Inc.		Engineer: Dan Kools
Architect: N/A		Fire District: Jerome Harvey
Engineer: N/A		School District:
Surveyor: N/A		Water/Sewer:
Other:		DOT: Stacy Bartlett
Subject Property Information		
Address/Location	5400 Old Folsom Road	
Neighborhood	Southeast Connector	
Subdivision	Durawood Tract	
Land Area	15 acres	
Existing Buildings	Buildings for lumber processing, storage, warehousing	
Topography	Relatively Flat	
Access	Old Folsom Road	
Water Provider	Working with City Public Works on future water connection	
Sewer Provider	None	

Electric/Gas Provider	Black Hills Power
Floodplain	N/A
Other	N/A

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	HI- PC	HI	Industrial – Lumber Processing
Adjacent North	HI - PC	HI	Industrial – Storage Warehouse
Adjacent South	GA - PC	HI	Railroad ROW/Undeveloped
Adjacent East	HI - PC	HI	Industrial – Lumber Processing
Adjacent West	HI	LI/HI	Industrial – Lumber Processing

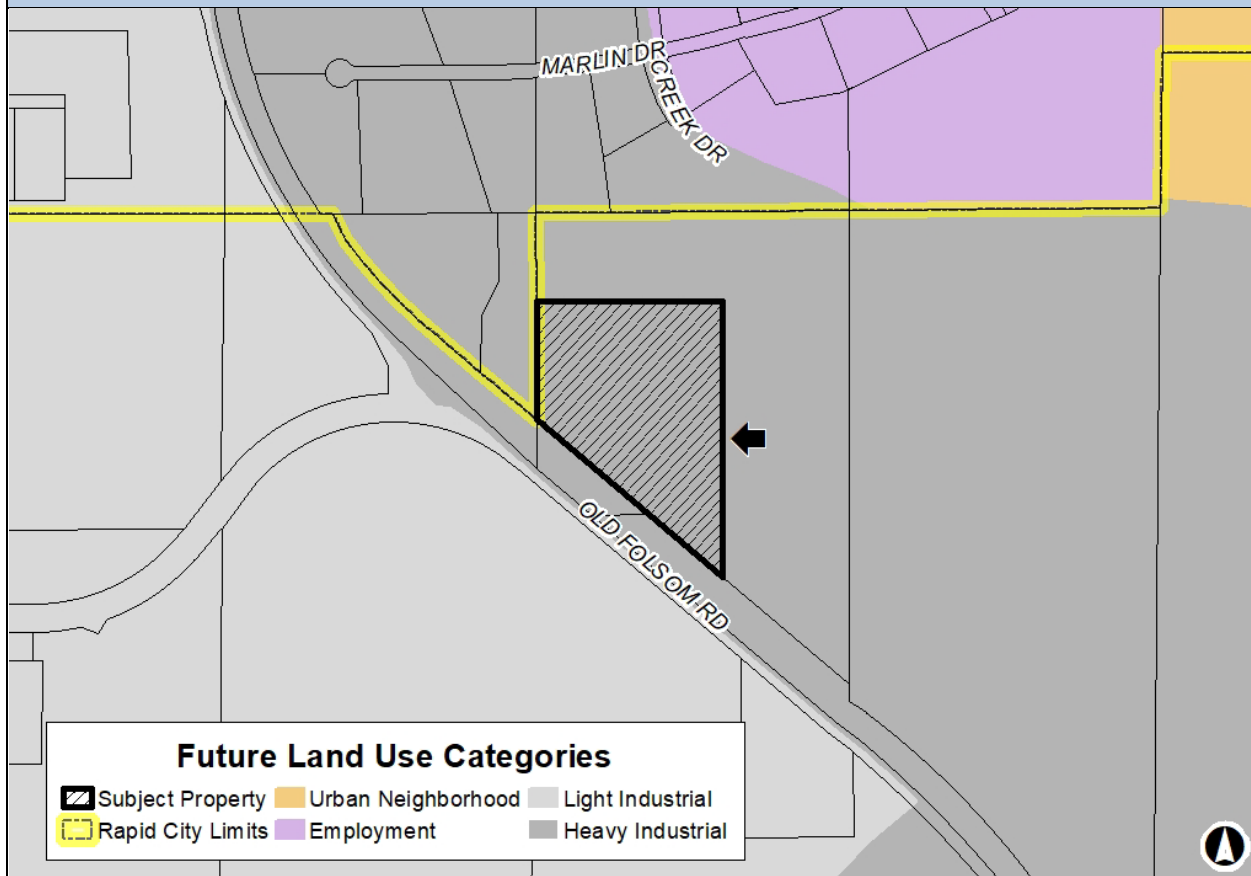
**Zoning Map**



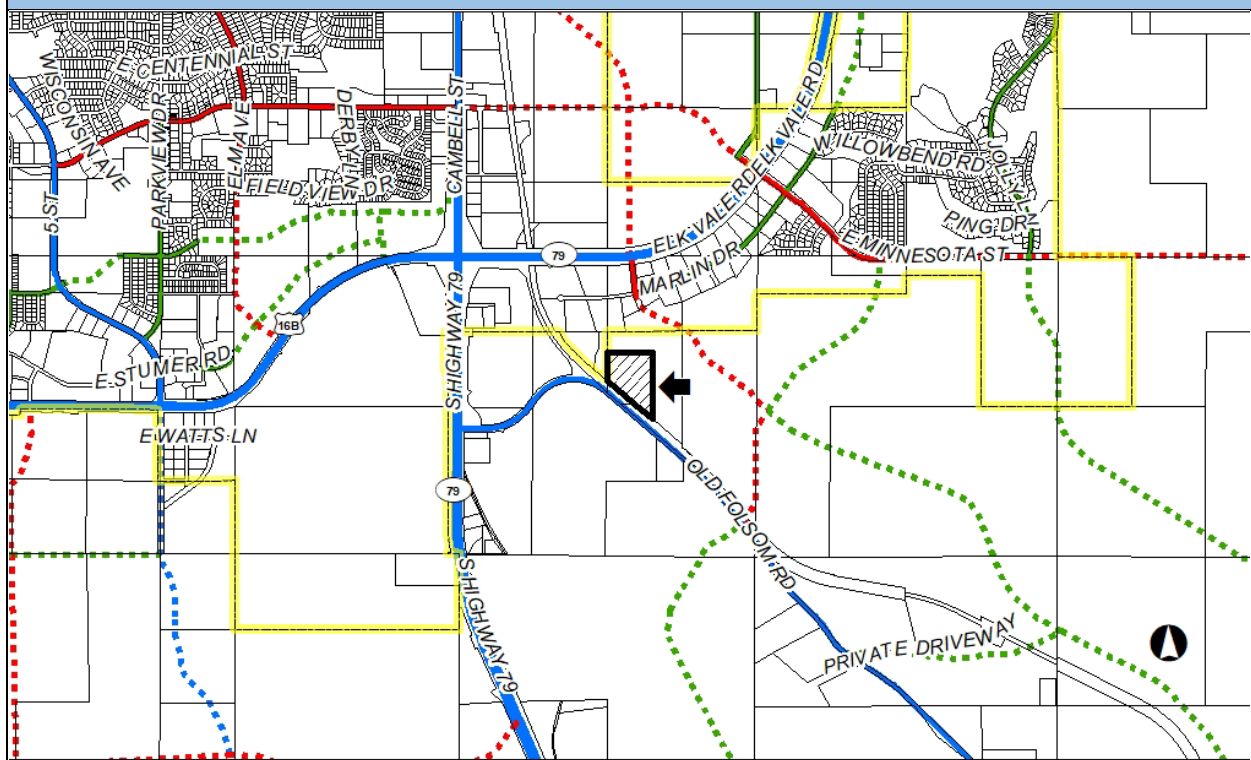
**Existing Land Uses**



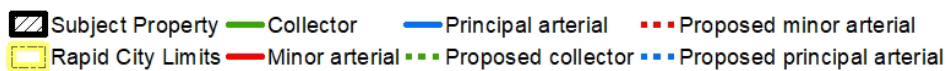
### Comprehensive Plan Future Land Use







### Parks or Transportation Plan






### Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
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 meets the 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.		Not applicable. This property is not proposing to plat/re-plat at this time.	
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.		<p>This is an existing industrial enterprise that is adjacent to the City limits. The property owners request access to City water to support their operations, which coincides with annexation goal b) and c). The Rapid City Fire Department and Rapid Valley Volunteer Fire Department provide fire service protection to this property under a mutual aid agreement.</p> <p>This annexation petition meets the City's annexation goals as identified in the 2001 Annexation Policy.</p>	

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	<i>“Coordinate with counties and adjacent jurisdictions to develop and follow criteria and procedures for the annexation of contiguous land within the 3-mile platting jurisdictions.”</i>
	<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>
TI-1	

	<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>Heavy Industrial</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>Southeast Connector</b>
<b>Neighborhood Goal/Policy:</b>	
<i>SEC-NA1.1</i>	Support continued industry and employment along the Old Folsom Road corridor and expand neighborhoods and coordination in the Rapid Valley Area.
<i>SEC-NA1.11</i>	Require the annexation of contiguous properties when development occurs. This property is annexing in order to obtain access to Rapid City water.

<b>The Development Review Team Recommends approving the Petition for Annexation for the following reasons:</b>	
	<ul style="list-style-type: none"> <li>• The petition meets the requirements in State Law for a voluntary annexation</li> <li>• The applicant is coordinating with the Rapid City Public Works Department to connect to City water.</li> </ul>

**Staff recommends approving the annexation petition.**