



Rapid City Planning Commission

Annexation Project Report

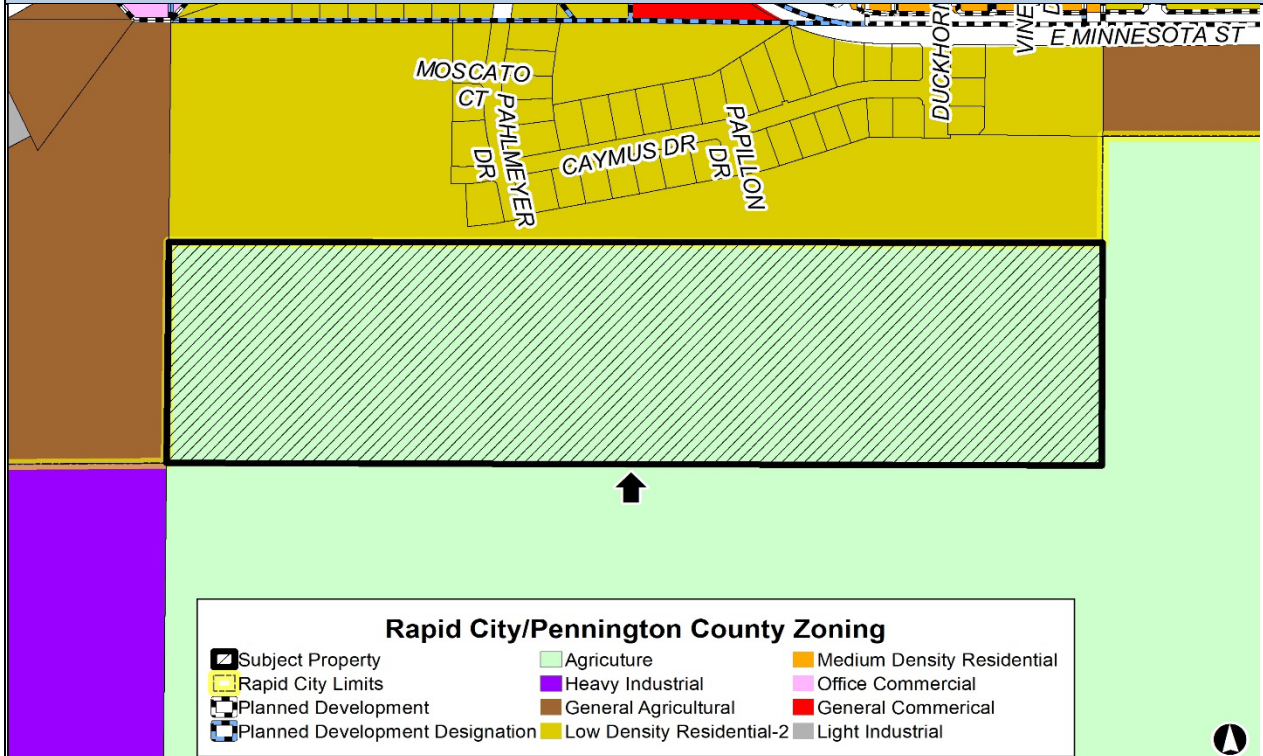
November 4, 2021

Applicant Request(s)		Item #3
Case # 21AN003: Petition for Annexation		
Companion Case(s) #: 21RZ024: Rezone from No Use District to Low Density Residential District II.		
Development Review Team Recommendation(s)		
The Development Review Team recommends that the petition for annexation be approved.		
Project Summary Brief		
<p>The applicant has submitted a Petition of Annexation for 40 acres of unplatted property that is contiguous to the City’s corporate limits. The property is located southeast of Elk Vale Road and Elks Crossing Subdivision. The subject property is void of structural development. A Preliminary Subdivision Plan (21PL106) to subdivide the property into 24 residential lots, and a Rezone application to rezone the property from No Use District to Low Density Residential District II is being reviewed contemporaneously with this application. The proposed annexation meets the annexation requirements codified in State Law and set forth in local ordinances and policies.</p> <p>The property is located within the Rapid Valley Rural Fire Protection District. This District holds outstanding debt that is certified with the City of Rapid City. If annexed, the City will provide Fire Protection services. However, pursuant to South Dakota Codified 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 the property’s share of outstanding debt can continue to be levied against the property so there is no overall loss in revenue to the Fire District upon annexation. Alternatively, the City can reimburse the District for the proportion of debt that this property holds. The payment to the Fire District for the annexation will be confirmed by the Finance Director prior to payment, but is estimated to be about \$300.</p>		
Applicant Information	Development Review Team Contacts	
Applicant: Dennis Zandstra Real Estate Holdings	Planner: Sarah Hanzel	
Property Owner: Same as above	Engineer: Dan Kools	
Architect: N/A	Fire District: Tim Behlings/Jerome Harvey	
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy	
Surveyor: N/A	Water/Sewer: N/A	
Other:	DOT: Stacy Bartlett	
Subject Property Information		
Address/Location	South of Palmeyer Drive and Caymus Drive intersection	
Neighborhood	Elk Vale Road	
Subdivision	Proposed Elks Crossing Phase 6	
Land Area	40 acres	
Existing Buildings	None	
Topography	Gently rolling hills	
Access	E. Minnesota Street	
Water Provider	City of Rapid City	
Sewer Provider	City of Rapid City	
Electric/Gas Provider	Black Hills Energy	
Floodplain	N/A	
Other	N/A	

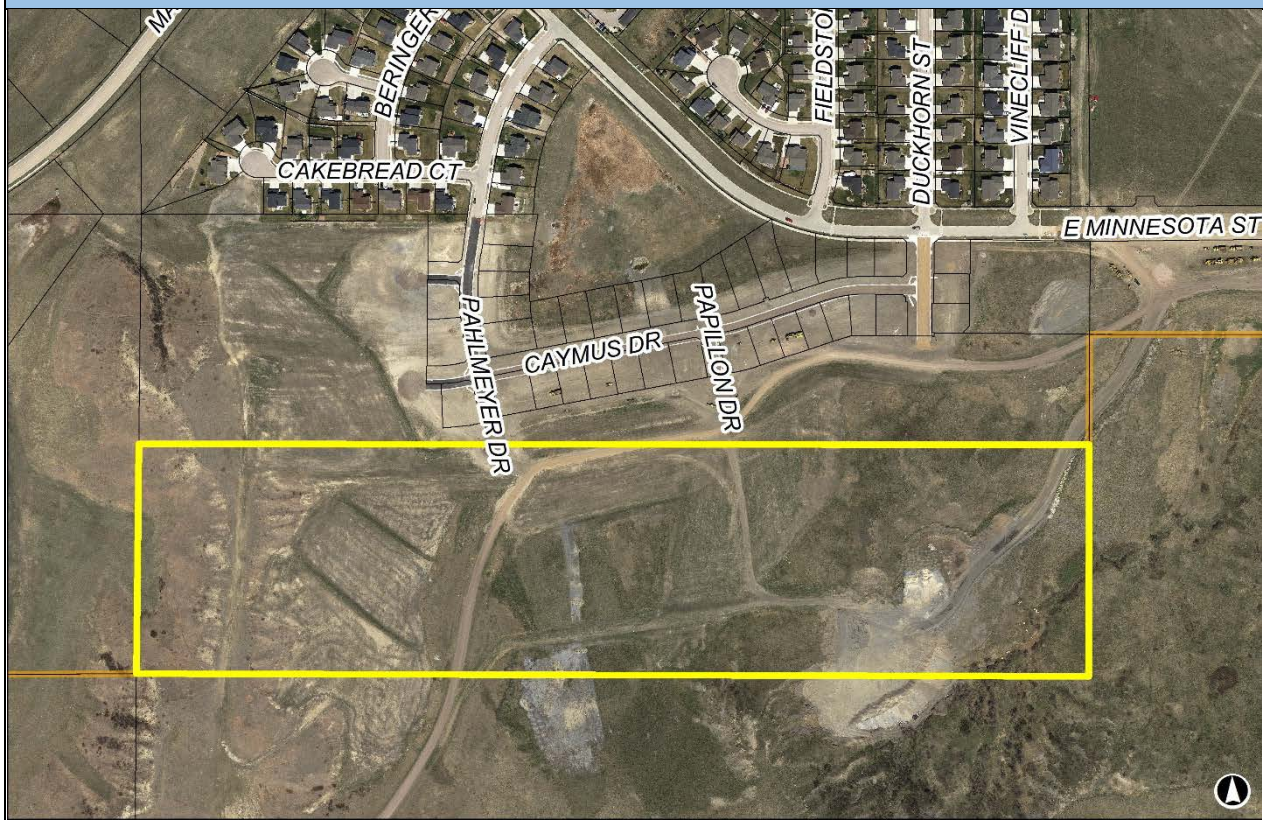
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	Ag – PC	UN	Void of structural development
Adjacent North	LDR II	UN	Void of structural development
Adjacent South	Ranchette - PC	UN	Void of structural development
Adjacent East	Ag – PC	P/QP	Void of structural development
Adjacent West	GAD	UN	Void of structural development

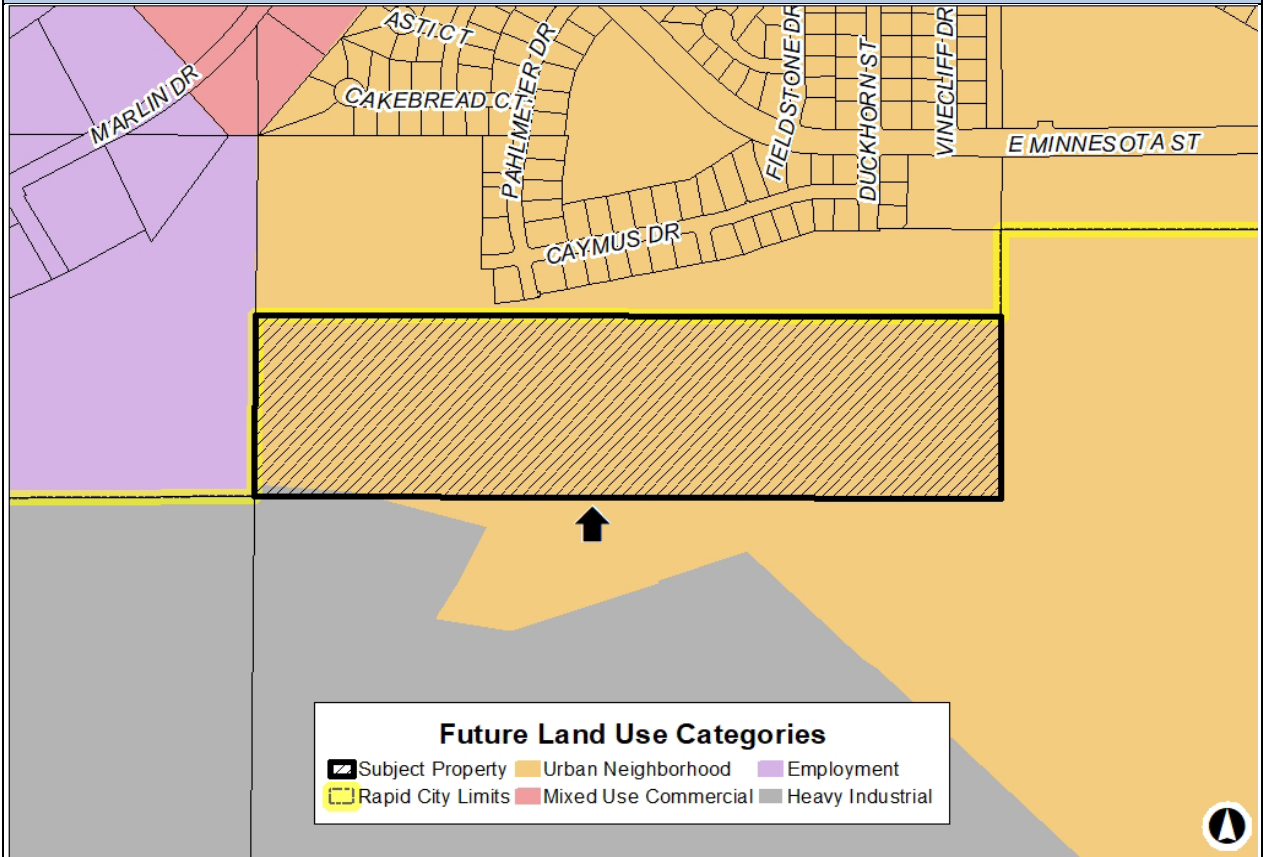
Zoning Map



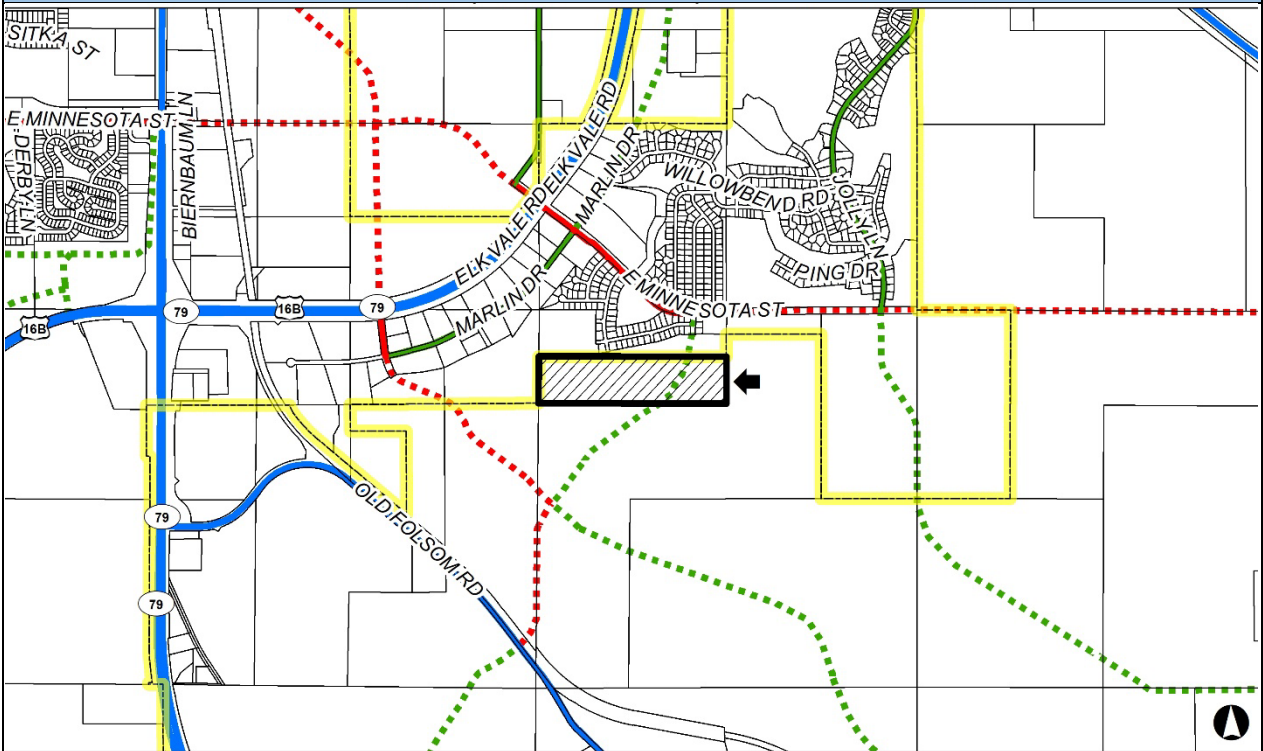
Existing Land Uses



Comprehensive Plan Future Land Use










Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Planning Commission Criteria and Findings for Approval or Denial			
Pursuant to Rapid City's Annexation Policy, 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.		The annexation petition was submitted according to the requirements in South Dakota Codified Law. There are no registered voters, and one property owner.	
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 subject property is contiguous to the City limits and must be annexed prior to platting. A Preliminary Subdivision Plan to subdivide the property into 24 residential lots is being reviewed (21PL106).	
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.		A) The subject property is a continuation of the growth of the City past its current corporate limits B) The subject property will be platted and will require urban services upon development C) Annexation of the property will result in City zoning regulations and building code requirements for future development. D) The subject property will receive urban services and pay property taxes to the City upon annexation.	
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 jurisdictions."		
	A Vibrant, Livable Community		
N/A	N/A		
	A Safe, Healthy, Inclusive, and Skilled Community		
N/A	N/A		
	Efficient Transportation and Infrastructure Systems		
TI-1			

	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:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
<i>EV-NA1.1B</i>	<i>Annexation: Require the annexation of contiguous properties when development occurs.</i>
<i>EV-NA1.1A</i>	Residential Growth: Support expansion and development of new residential neighborhoods between Cambell Street and Elk Vale Road, and in the Rapid Valley area.

The Development Review Team Recommends that the petition for annexation be approved.