

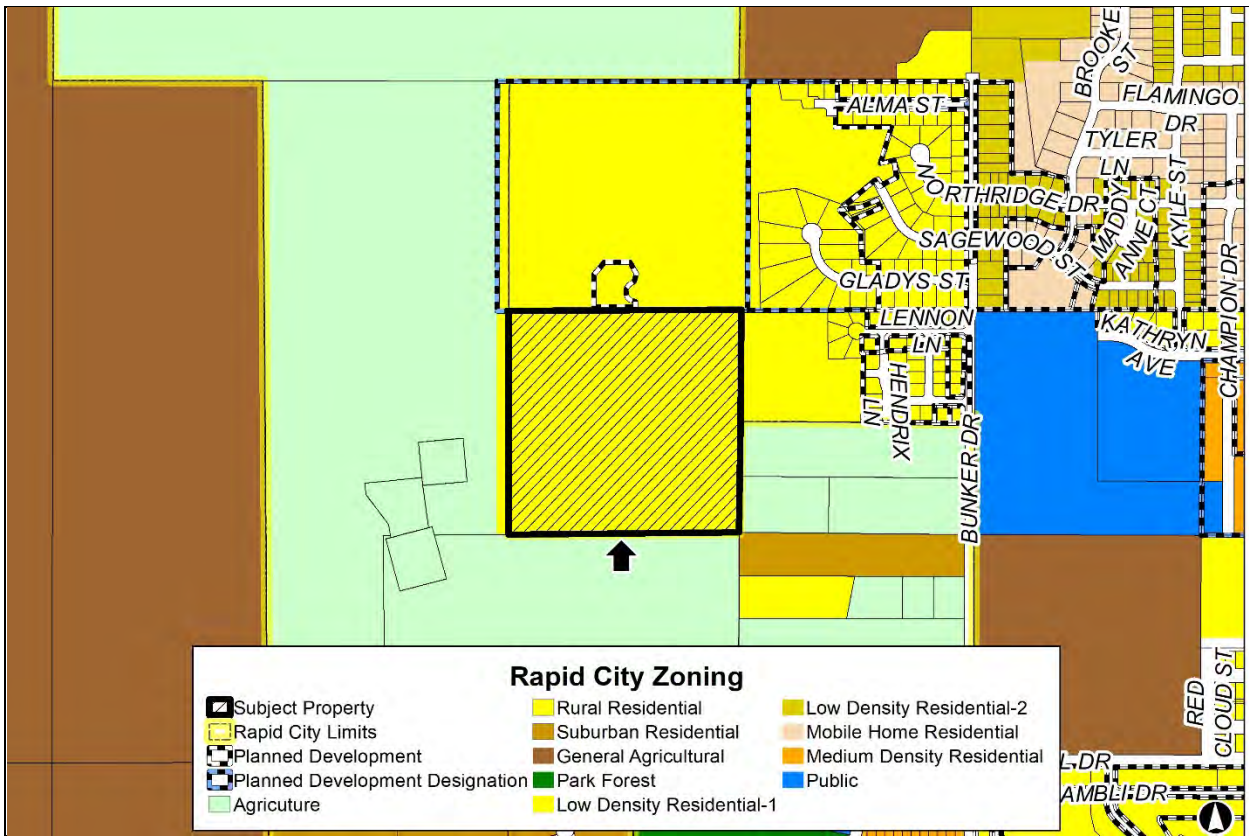


Rapid City Planning Commission

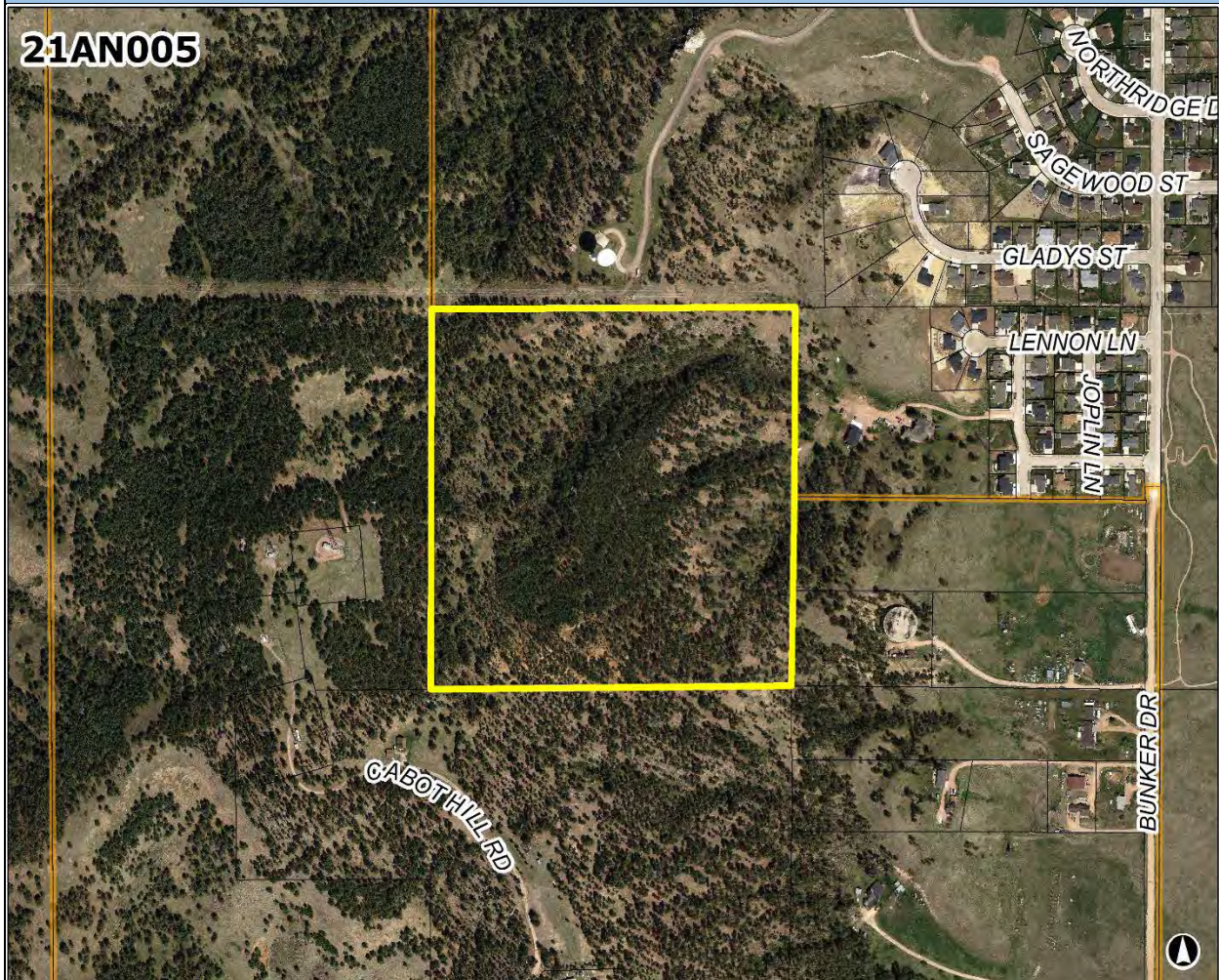
De-Annexation Project Report

January 6, 2022

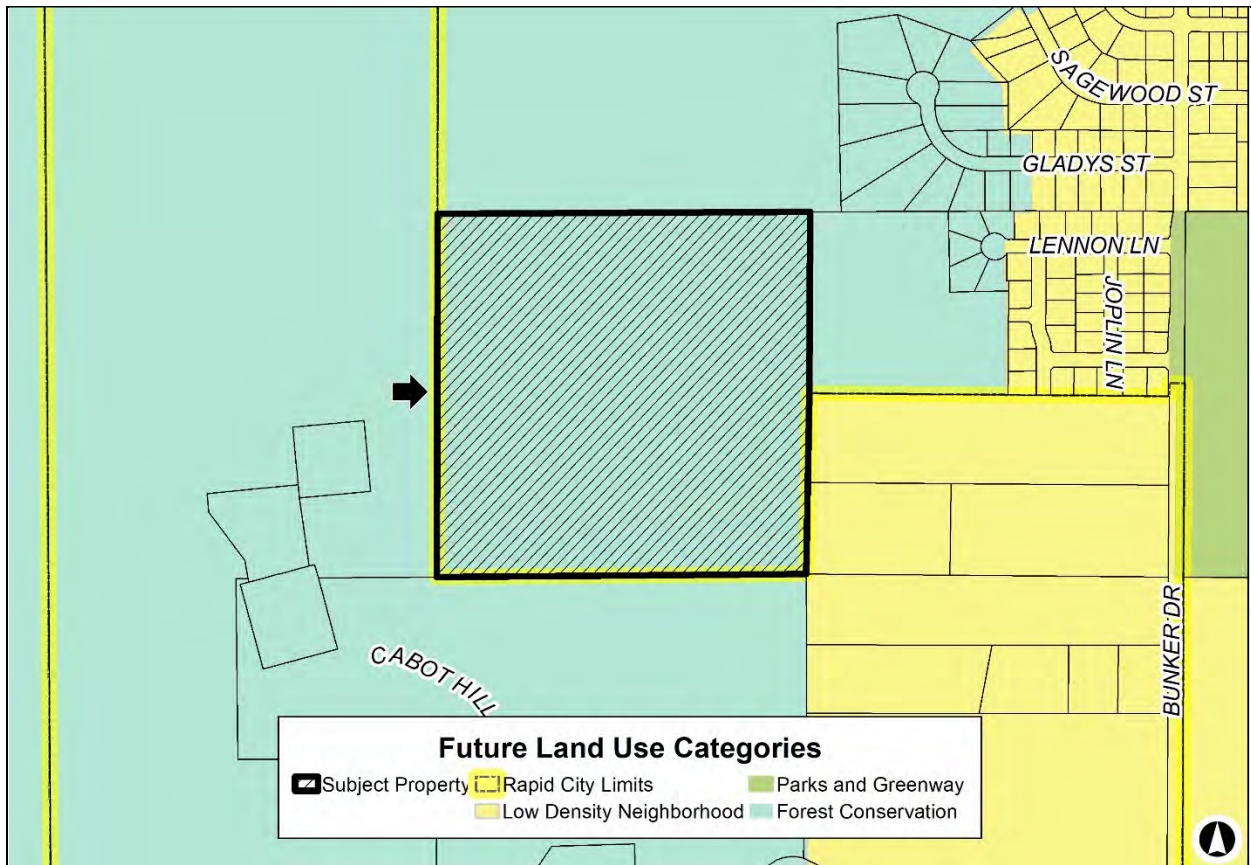
Applicant Request(s)		Item #3	
Case # 21AN005: Petition for De-Annexation			
Companion Case(s): N/A			
Development Review Team Recommendation(s)			
The Development Review Team recommends that the de-annexation petition be approved.			
Project Summary Brief			
The applicant requests to de-annex 40 acres from the Rapid City corporate limits. The subject property is void of structural development. There are no utilities or public roadways serving the site. Development of the site is limited due to topographic constraints. A review of the criteria for de-annexation has revealed many factors, summarized in the table above, supporting the proposed de-annexation. The current de-annexation request does not preclude the City from pursuing annexation in the future should it be necessary.			
Applicant Information	Development Review Team Contacts		
Applicant: KTLDCO LLC	Planner: Sarah Hanzel		
Property Owner: Same	Engineer: Emily Fisher		
Architect: N/A	Fire District: Jerome Harvey		
Engineer: N/A	School District:		
Surveyor: N/A	Water/Sewer:		
Other: N/A	DOT: Stacy Bartlett		
Subject Property Information			
Address/Location	West of Bunker Drive		
Neighborhood	North Rapid City		
Subdivision	N/A		
Land Area	40 acres		
Existing Buildings	Void of structural development		
Topography	Very steep slopes		
Access	Santana Court		
Water Provider	None		
Sewer Provider	None		
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	GC	MUC	Commercial
Adjacent North	City of Box Elder	City of Box Elder	Commercial
Adjacent South	GC	MUC	Commercial
Adjacent East	City of Box Elder/ GC	City of Box Elder/ MUC	Commercial/Light Industrial mix
Adjacent West	GC	MUC	Commercial
Zoning Map			



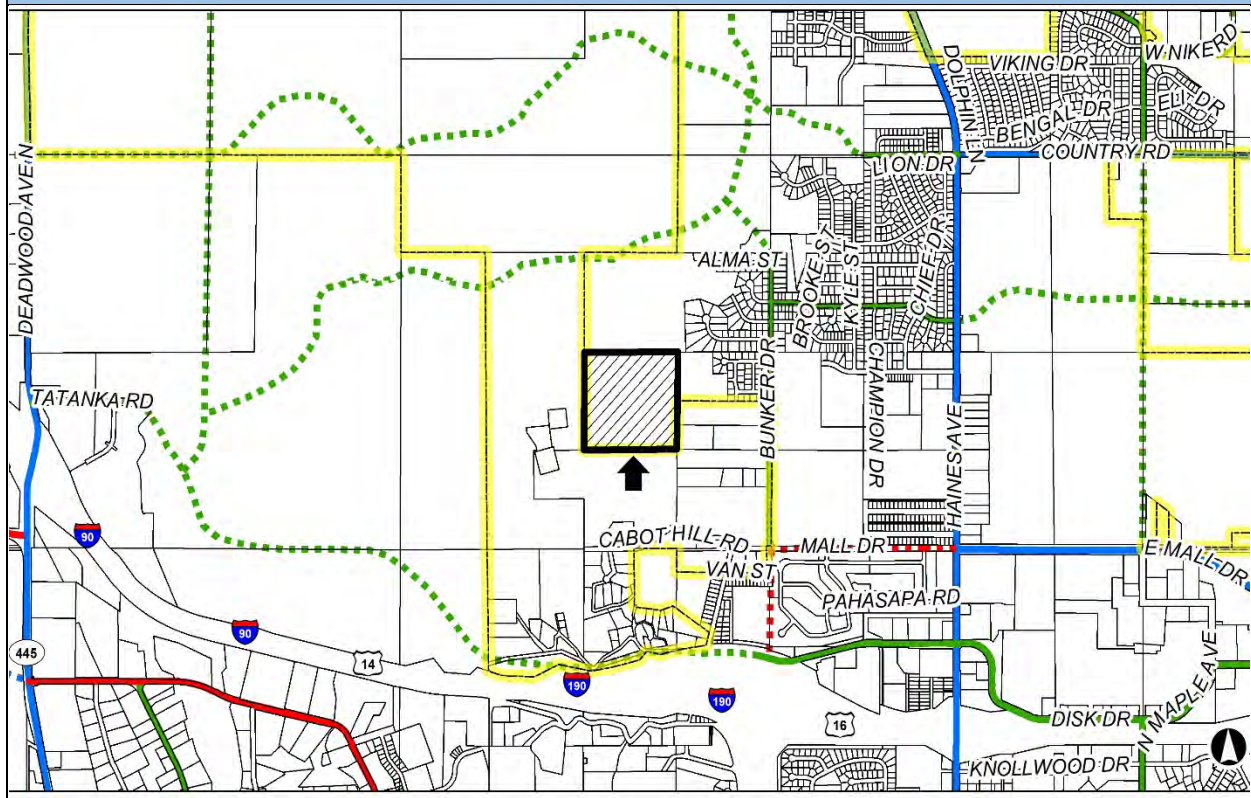
Existing Land Uses










Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Planning Commission Criteria and Findings for Approval or Denial			
Pursuant to Resolution #2014 – 090 “Resolution Adopting a Policy Regarding De-Annexation” the Planning Commission shall consider the following criteria for a request to De-Annex:			
Criteria		Findings	
1. The subject property is located outside the Urban Services Boundary established by <u>Plan Rapid City, April 2014</u> or subsequent updates;		The subject property is located largely outside of the City’s Urban Services Boundary.	
2. The City has not expended significant funds to benefit property by bringing utilities to the subject property, addressing drainage on the subject property, or other improvements to benefit the subject property;		The City has not expended significant funds to benefit the subject property.	
3. The subject property is located outside any “doughnut hole” the common council has identified within its annexations priorities to close;		De-annexation of this property would not create or enlarge a jurisdictional “doughnut hole.”	
4. The subject property is located at least 500 feet from any municipal utility service;		The subject property is not located within 500 feet of municipal utility service.	
5. The subject property is located at least 500 feet from any municipally maintained transportation facility;		The subject property is located greater than 500 feet from any municipally maintained transportation system.	
6. The subject property is located within 500 feet of platted property;		The subject property is located adjacent to platted property.	
7. The subject property is located outside of the focused growth areas as identified in <u>Plan Rapid City</u> ;		Due to topographic restrictions, the subject property is not part of a focused growth area.	
8. The subject property is located outside any active tax increment financing district boundary;		This property is not located within an active City TIF district.	
9. The exclusion of the subject property creates an irregular boundary creating difficulty for the City of Rapid City to administer services;		The exclusion of the subject property does not create an irregular boundary.	
10. The subject property is located outside an area where there is a tendency for imminent growth of the City;		Due to topographic constraints, the subject property is not an area expecting imminent growth.	
11. The subject property is located at least 500 feet from any project identified within the Rapid City 5-year Capital Improvements Program;		The subject property is located approximately 850 feet from a 2026 water main replacement project (CIP Project #51074)	
12. The exclusion of the subject property creates portions of the remaining corporate limits to be dis-contiguous;		The proposed de-annexation does not create portions of the remaining corporate limits to be dis-contiguous. Should property to the north of this area need to be annexed in the future, it is contiguous along a contiguous segment of the City’s corporate limits.	
13. The subject property does not include residences for any person(s) who utilize City services;		Currently there is no structural development on the property.	
14. The subject property is primarily agricultural in character or used for agricultural purposes only.		The subject property is a heavily forested area, and not currently used for residential or commercial purposes.	

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
<i>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.” The County Planning and Fire Departments were consulted during the review of this proposal. The County has not stated any opposition to the proposal.
	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):	Forest Conservation
Design Standards: N/A	
Primary:	Emphasis on conservation for natural beauty, open character, and recreational access.
Secondary:	Large lot single family residences. The property in the vicinity of the subject property in Pennington County’s jurisdiction has a Future Land Use Designation of Rural Residential.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	
<i>EV-NA1.1I: Interjurisdictional coordination</i>	“Coordinate planning and development review activities in this area with Box Elder, Rapid Valley Residents, and Pennington County.”

The Development Review Team Recommends approving the Petition for De-Annexation for the following reasons:

	<ul style="list-style-type: none">• A review of the criteria for de-annexation has revealed many factors, summarized in the table above, supporting the proposed de-annexation.
	<ul style="list-style-type: none">• The current de-annexation request does not preclude the City from pursuing annexation in the future should it be necessary.

Staff recommends approving the de-annexation petition.