



Rapid City Planning Commission

Annexation Project Report

February 9, 2017

Applicant Request(s)	Item #3
Case # 17AN002: Petition for Annexation	

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

Project Summary Brief

The applicant requests to annex approximately 49 acres of property into the corporate limits. The subject property is zoned Suburban Residential in Pennington County and is void of structural development. This property is located within a jurisdictional “doughnut hole” creating a high priority for annexation. The South Valley Drive right-of-way located adjacent to the proposed annexation area on the west has not been included in the legal description for this annexation petition. Platting and subdivision development of the annexation area will require street and utility improvements to South Valley Drive. Once South Valley Drive is improved to a Collector Street standard, and as required by a comprehensive traffic impact analysis of the project site development and uses, the City would support annexation of South Valley Drive right-of-way adjacent to the annexation area into the City.

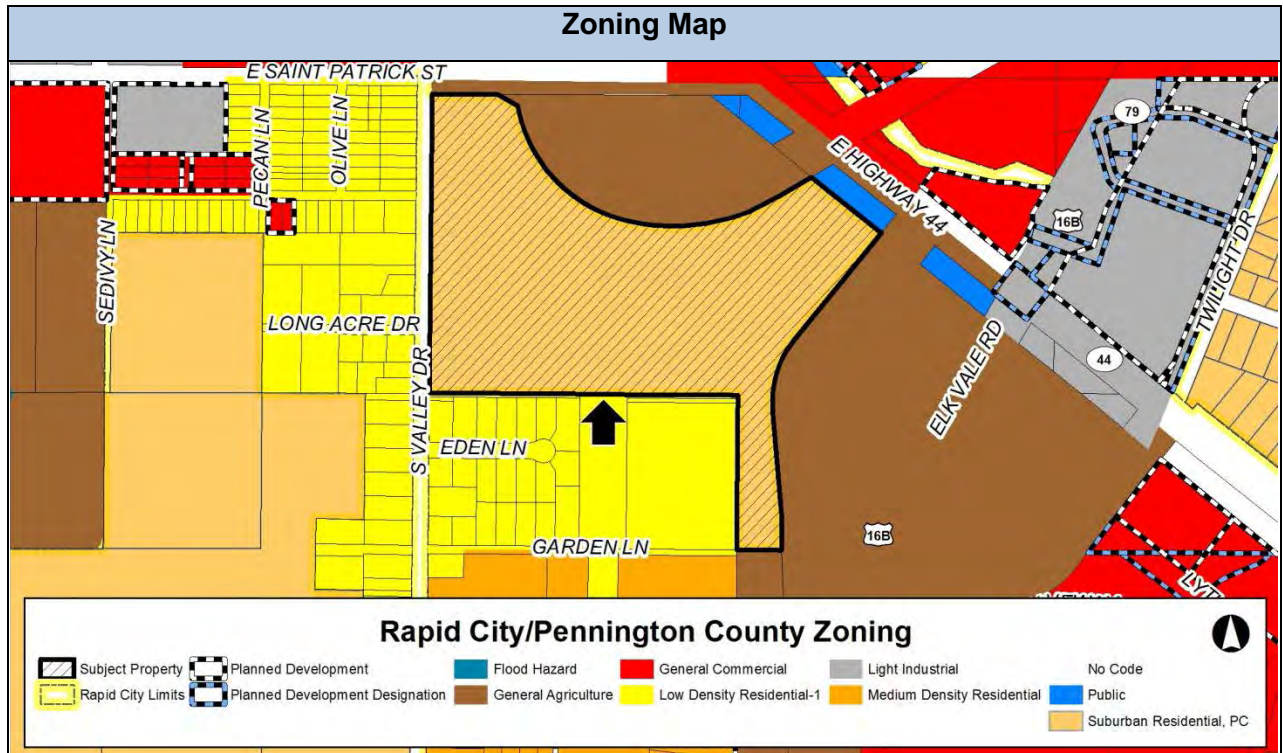
This property is located within the Rapid Valley Fire Rural Fire Protection District. State Law 34-31A-35 gives the City the option to repay a Rural Fire District’s tax revenue generated from property that is annexed to compensate the District for that property’s share of outstanding indebtedness held by the District. Section 3.20.010 of the Rapid Municipal Code sets forth eligibility and procedural policies for any payment of indebtedness. State Law also allows the District to continue the District’s levy against the property, whether or not the property is annexed. The estimated payment to the Rapid Valley Rural Fire Protection District resulting from the proposed annexation is \$256.

Applicant Information	Development Review Team Contacts
Applicant: BH Capital, LLC	Planner: Sarah Hanzel
Property Owner: BH Capital, LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Project Planner: KTM Design Solutions, Inc.	DOT: Stacy Bartlett

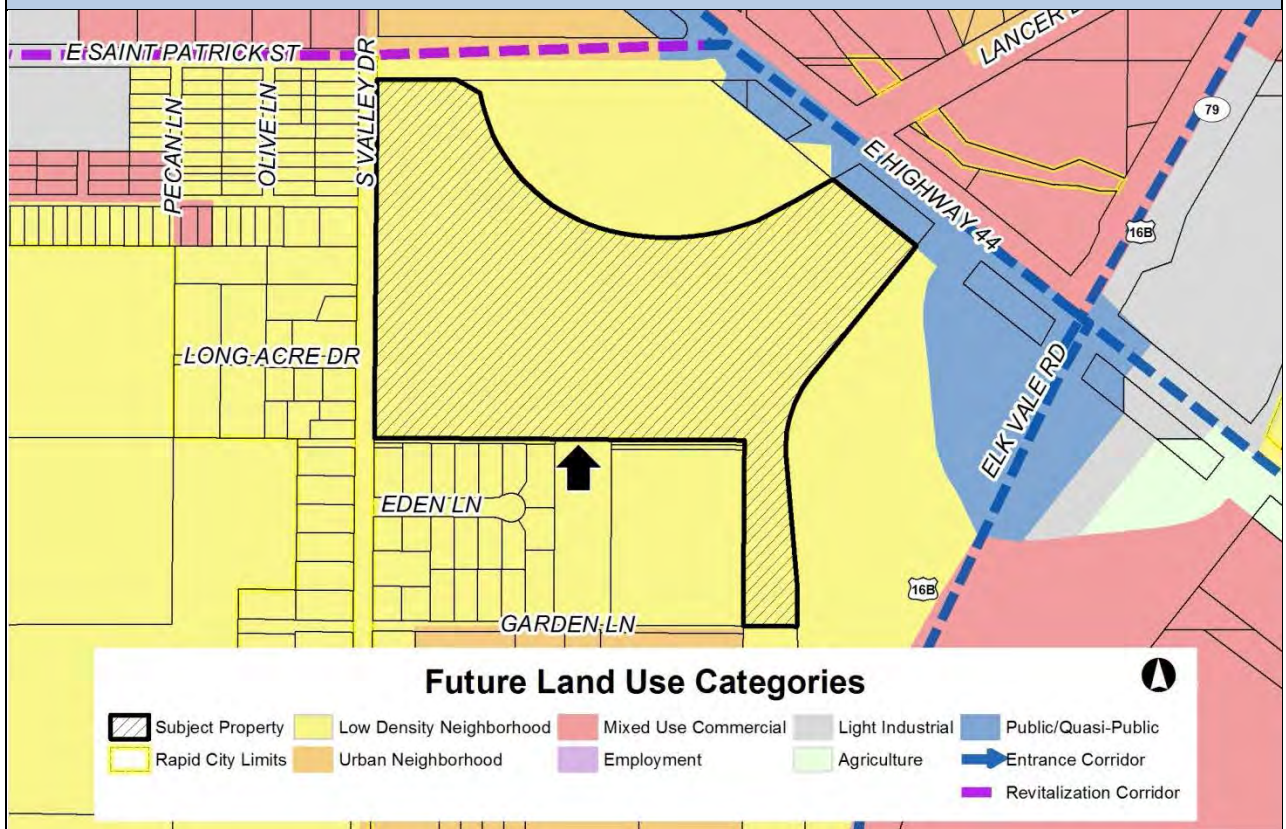
Subject Property Information	
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Address/Location	Intersection of SD Highway 44 and East Saint Patrick Street
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Proposed Johnson Ranch Subdivision
Land Area	37.232 acres
Existing Buildings	None
Topography	Generally flat
Access	SD Highway 44; East Saint Patrick Street; South Valley Drive
Water Provider	RVSD
Sewer Provider	RVSD
Electric/Gas Provider	West River Electric Association
Floodplain	500 year - Protected by levee

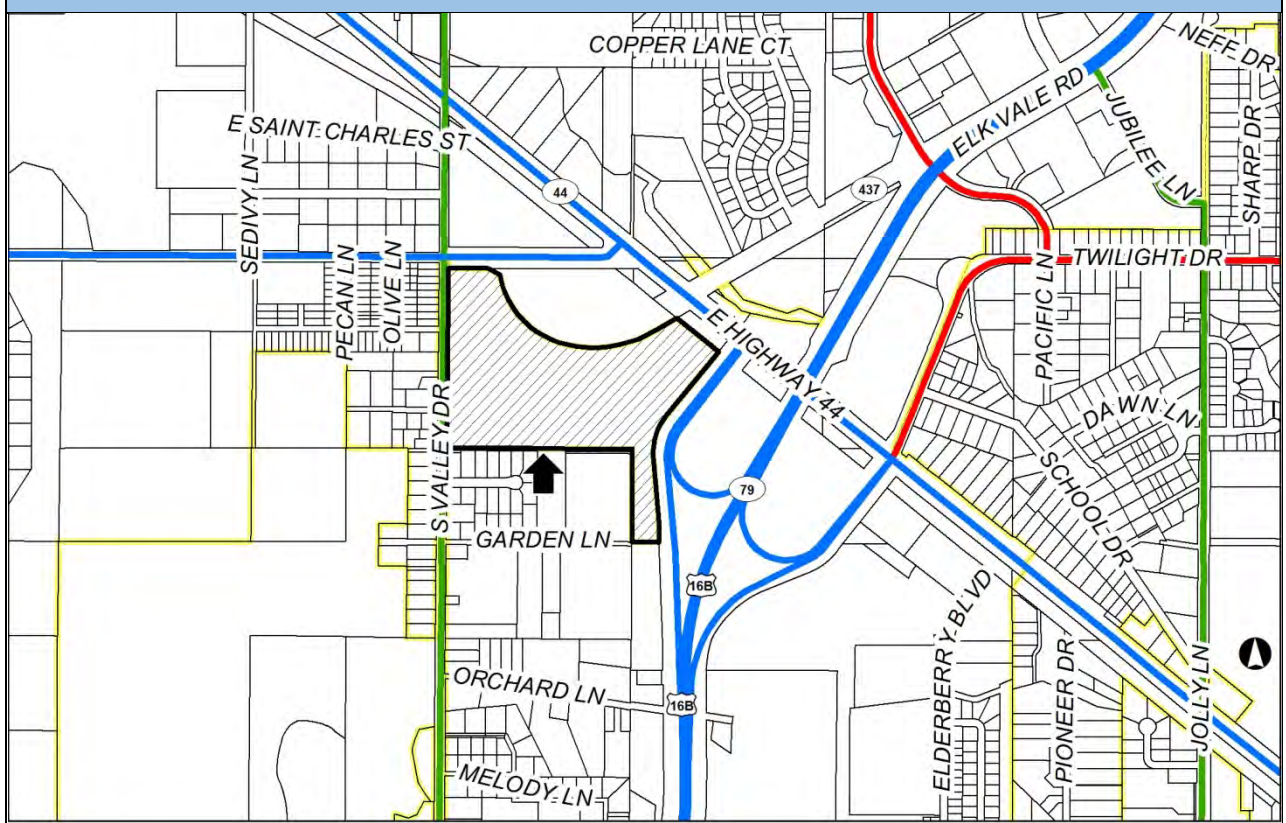
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	SR – PC	LDN	Void of Structural Development
Adjacent North	GAD/	UN	Void of Structural Development
Adjacent South	LDR-1	LDN	Single Family Residential
Adjacent East	GC	P/QP	Public Right of Way
Adjacent West	LDR-1	LDN	Single Family Residential



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
17PL004	2/9/17	Preliminary Subdivision Plan	In progress

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.

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
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	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
N/A	N/A

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density 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:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1I: Annexation	Require the annexation of contiguous properties when development occurs and require an annexation agreement for noncontiguous properties (stating that they agree to be annexed into Rapid City when eligible).
SEC-NA1.1J 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 Petition for Annexation for the following reasons:	
•	The petition for application meets the requirements of SDCL 9-4 and the Rapid City Comprehensive Plan
•	The annexation reduces the City’s jurisdictional “doughnut hole” which is a high priority identified in the City’s annexation policy.

Staff recommends approving the Petition for Annexation.