



Rapid City Planning Commission

Annexation Project Report

May 4, 2017

Applicant Request(s)	Item # 10
Case # 17AN003: Petition for Annexation	
Companion Case(s)#: 17RZ017 & 17PL039	

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

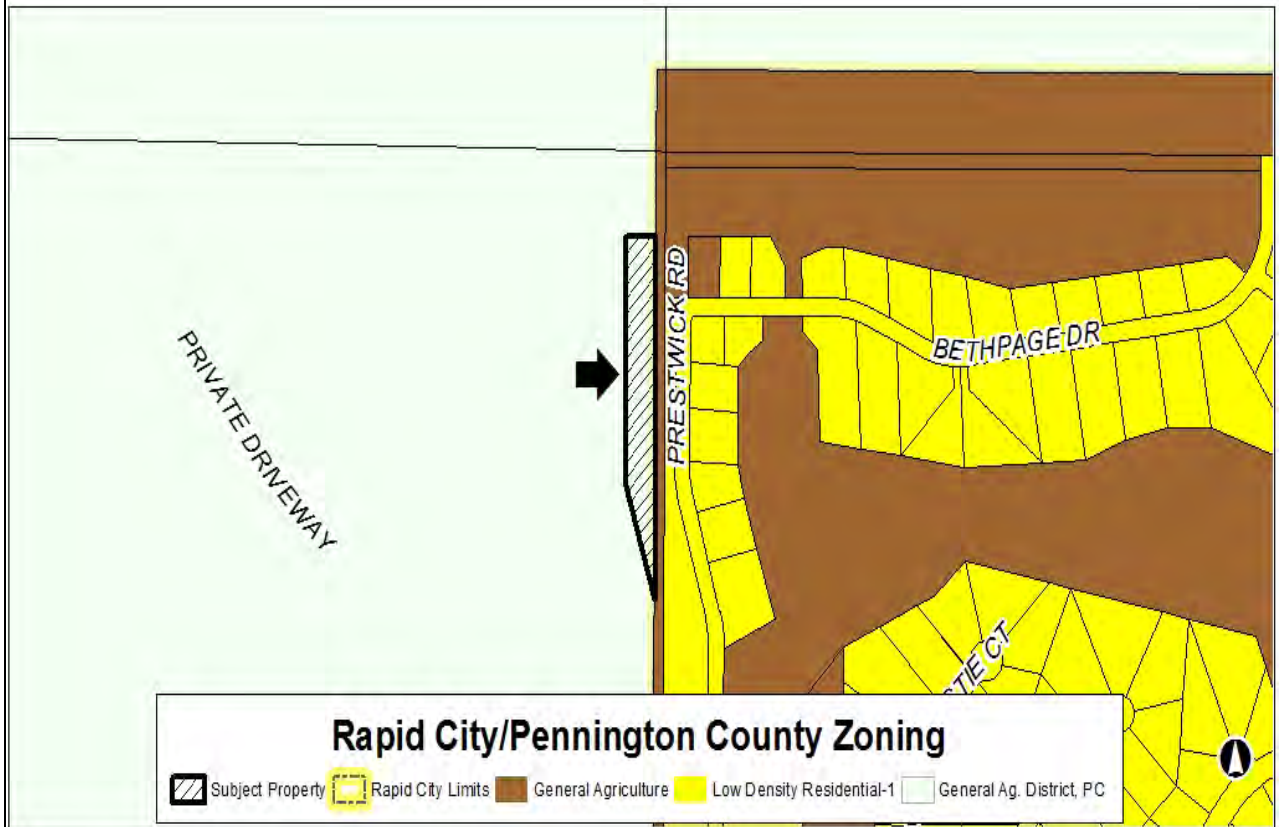
Project Summary Brief
<p>The applicant has requested annexation of approximately 2 acres of undeveloped property into the City's corporate limits. This property is located within the City's urban services boundary, adjacent to Red Rock Estates in the Sheridan Lake Road Neighborhood area. The property is accessible from Bethpage Drive and Prestwick Road from Sheridan Lake Road. It appears that the intended future use of the property is for single family residential development which is consistent with the Comprehensive Plan. The petition meets statutory criteria for annexation. This property is located within the Whispering Pines Rural Fire Protection District; however, this petition for annexation does not prompt a payment to the Rural Fire Protection District.</p>

Applicant Information	Development Review Team Contacts
Applicant: Selador Ranches, Inc.	Planner: Sarah Hanzel
Property Owner: Selador Ranches, Inc.	Engineer: Nicole Lecy
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	
Address/Location	West of Prestwick Road, Red Rock Estates
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Red Rock Estates
Land Area	N/A
Existing Buildings	None
Topography	Relatively flat
Access	Bethpage Drive and Prestwick Road from Sheridan Lake Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Electric Cooperative
Floodplain	Not Studied

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA - PC	LDN	Void of structural development
Adjacent North	GA - PC	LDN	Void of structural development
Adjacent South	GA - PC	LDN	Void of structural development
Adjacent East	GAD, LDR	LDN	Single family residential
Adjacent West	GA - PC	LDN	Void of structural development

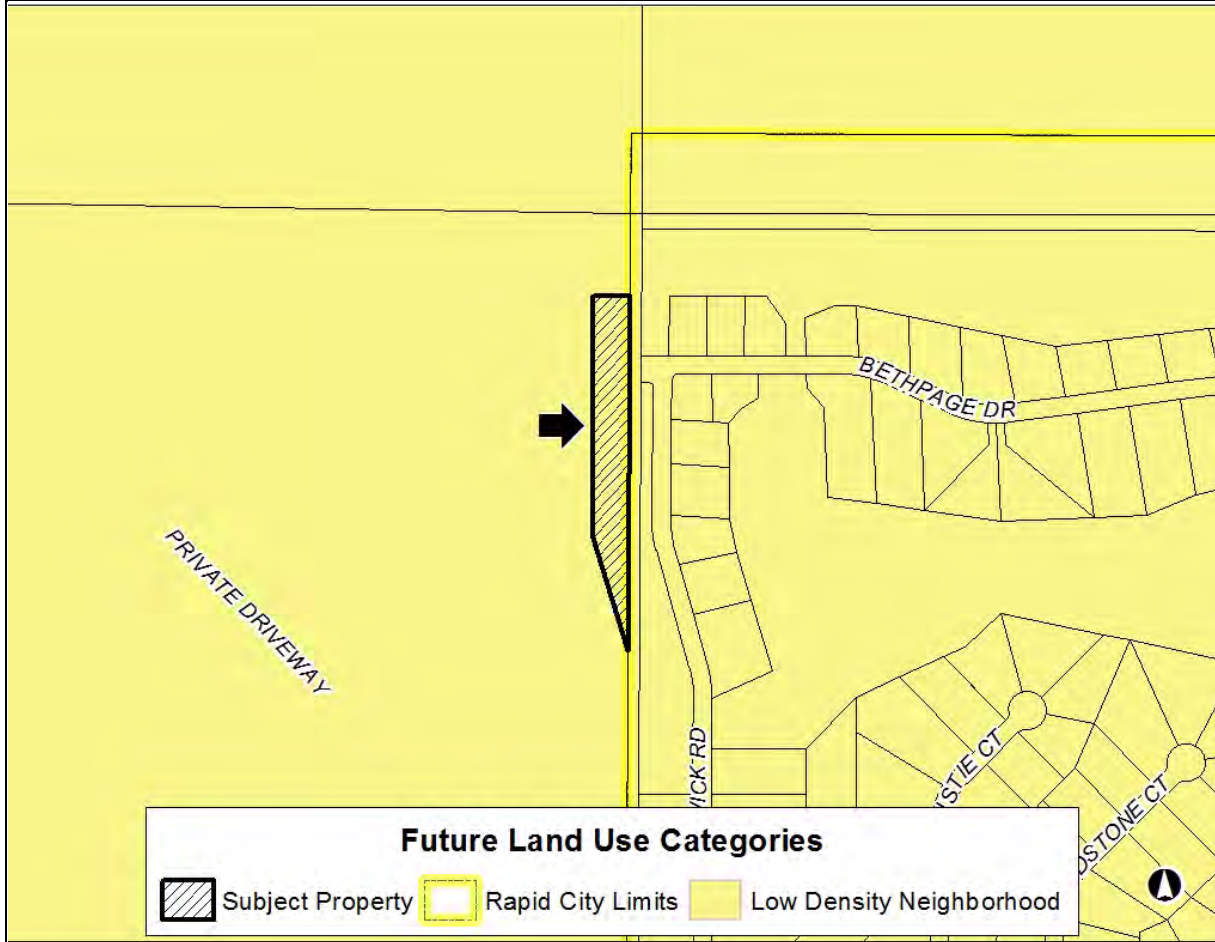
Zoning Map



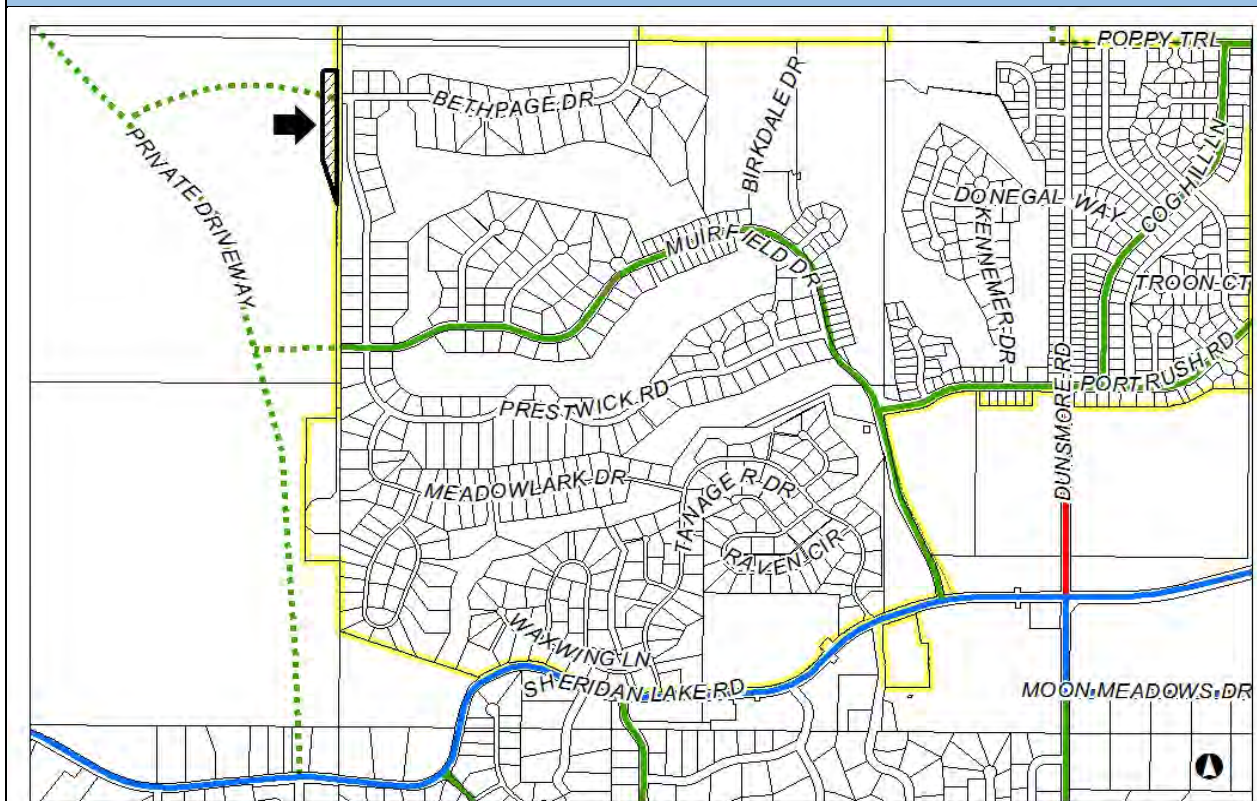
Existing Land Uses



Comprehensive Plan Future Land Use










Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
NA	NA	NA	NA

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:	
SLR-NA1.1G: Urban Services	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development, provided development is consistent with General Design Principles for Forest Conservation Areas.

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

Staff recommends approving the Petition for Annexation.