



Rapid City Planning Commission

Annexation Project Report

May 4, 2017

Applicant Request(s)	Item #7
Case # 17AN004: Petition for Annexation	
Companion Case(s): 17RZ016	

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

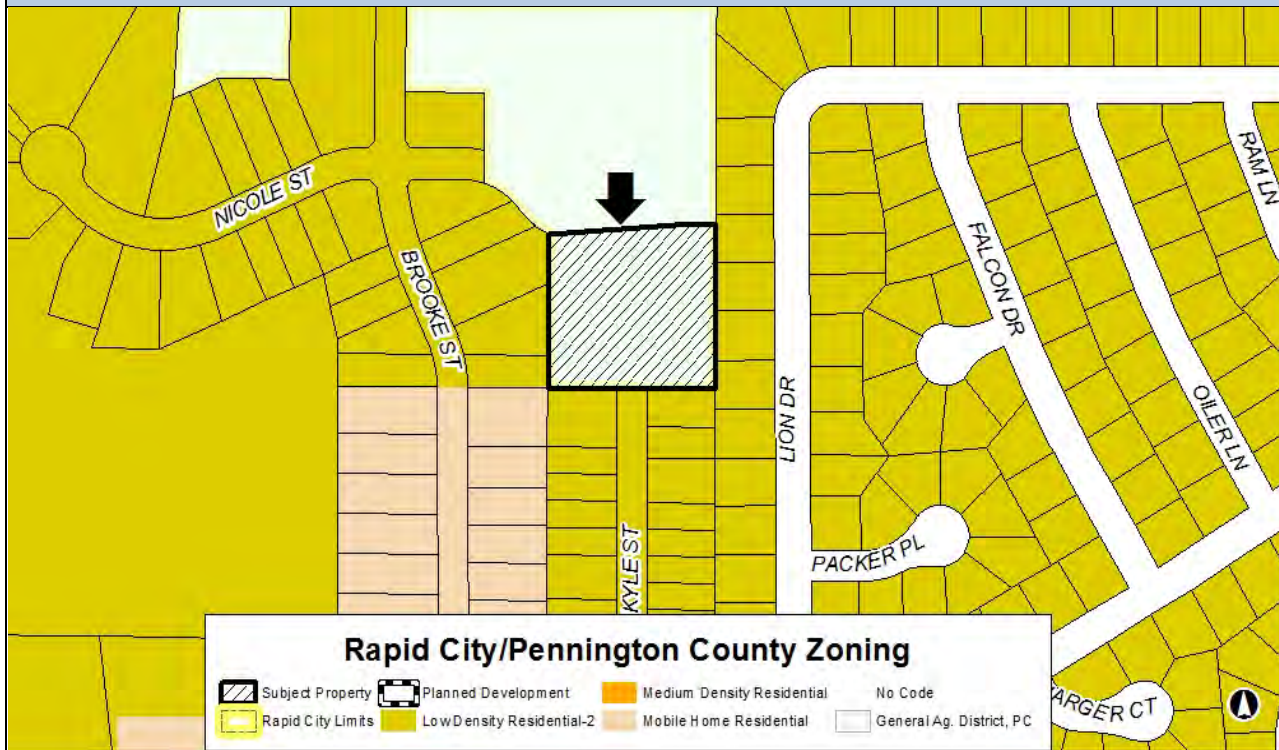
Project Summary Brief
<p>The applicant has requested annexation of approximately 1.7 acres of undeveloped property into the City's corporate limits. The property is located adjacent to the Tyler Knue Subdivision in the Deadwood Avenue Neighborhood Area. The property is accessible from Kyle Drive. It appears that the intended future use of the property is for low density residential development which is consistent with the Comprehensive Plan. The petition meets statutory criteria for annexation. This property is located within the North Elk Rural Fire Protection District; however, this petition for annexation does not prompt a payment to the Fire District. This property is located within the City's urban services boundary.</p>

Applicant Information	Development Review Team Contacts
Applicant: Citcra, LLC	Planner: Sarah Hanzel
Property Owner: Citcra, 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	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	North of the current terminus of Kyle Street
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	N/A
Land Area	1.71 acres
Existing Buildings	None
Topography	Relatively flat
Access	Kyle Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

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	UN	Void of Structural Development
Adjacent South	LDR-2	LDN	Single Family Residential
Adjacent East	LDR-2	LDN	Single Family Residential
Adjacent West	LDR-2	LDN	Single Family Residential

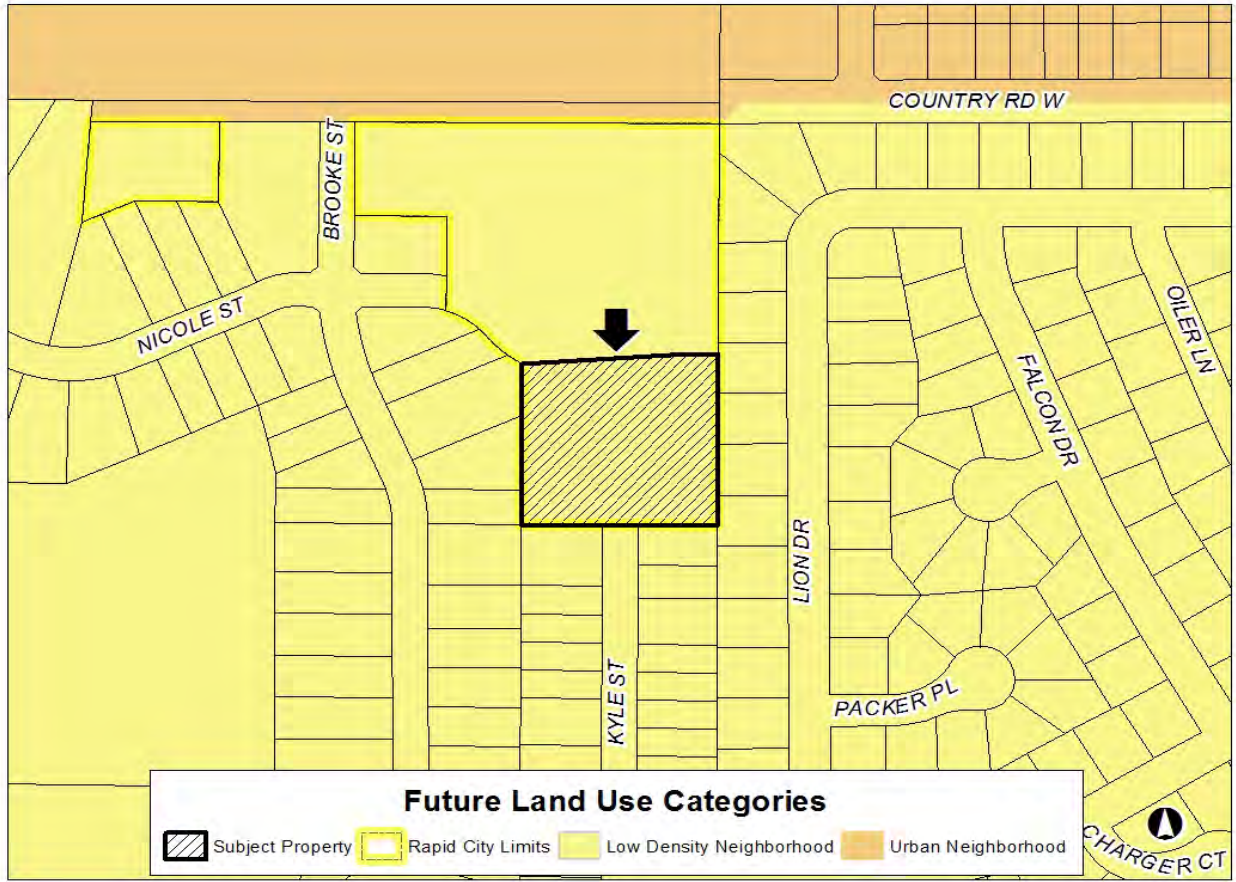
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use










Parks or Transportation 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 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:	
DA-NA1.1A: Residential	Support expansion and development of new residential neighborhoods west of Haines Avenue.
DA-NA1.1K 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

Staff recommends approving the Petition for Annexation.