



Rapid City Planning Commission

Annexation Project Report

October 26, 2017

Applicant Request(s)	Item #15
Case # 17AN006: Petition for Annexation	
Companion Case(s): 17RZ029	

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

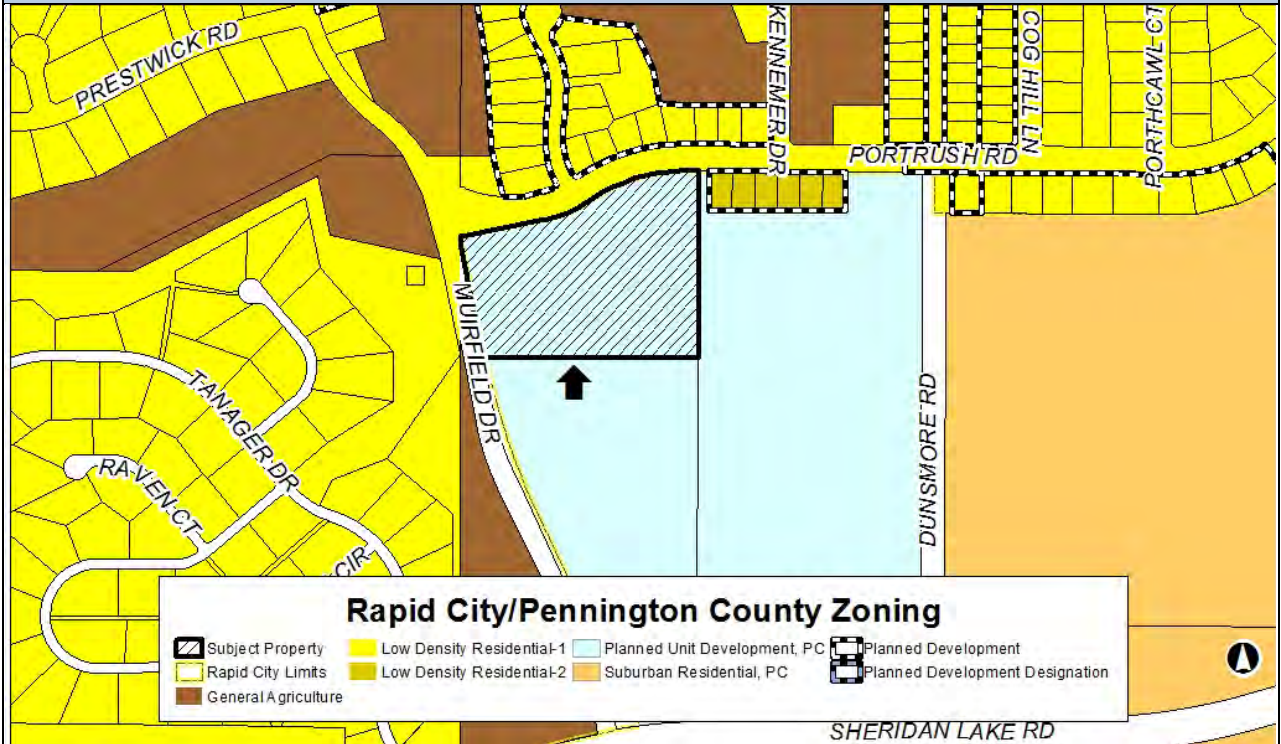
Project Summary Brief
The applicant has requested annexation of approximately six acres of undeveloped property into the City's corporate limits. The property is located north of Sheridan Lake Road and west of Dunsmore Road within the Sheridan Lake Neighborhood Area. The petition meets statutory criteria for annexation. This property is located within the Whispering Pines 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.

Applicant Information	Development Review Team Contacts
Applicant: Dean Hamm Trust	Planner: Sarah Hanzel
Property Owner: Dean Hamm Trust	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	North of Sheridan Lake Road in Section 29, T1N, R7E
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	N/A
Land Area	6 acres
Existing Buildings	None
Topography	Relatively flat
Access	Dunsmore Road from Sheridan Lake Road
Water Provider	RC Water adjacent in Portrush Road
Sewer Provider	RC Sewer adjacent in Portrush Road
Electric/Gas Provider	Black Hills Electric Cooperative
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PUD-PC	LDN	Undeveloped
Adjacent North	LDR, GAD	LDN	Two unit townhomes
Adjacent South	HS-PC	LDN	Single family home on large lot
Adjacent East	SR-PC	MUC	Storage facilities and undeveloped property
Adjacent West	LDR, GAD	LDN	Single family homes

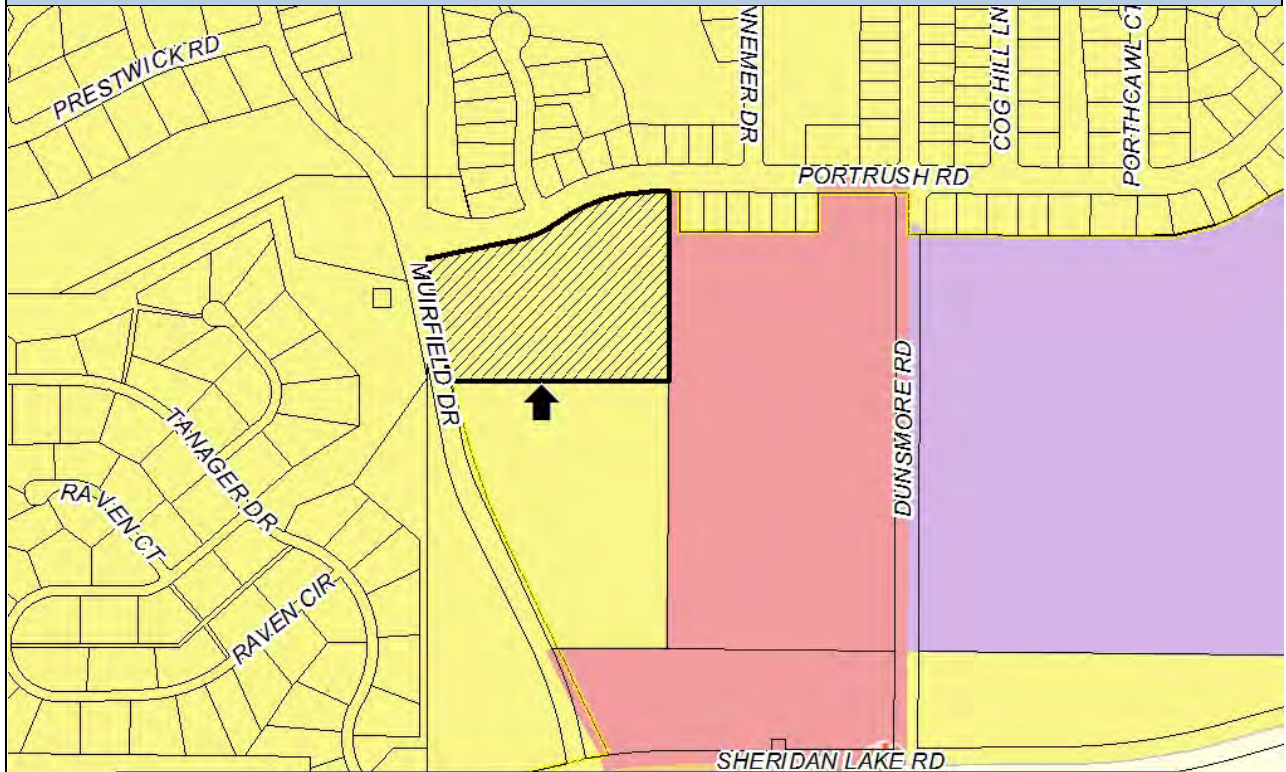
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Rapid City Limits
- Community Activity Center
- Rural Residential
- Low Density Neighborhood
- Urban Neighborhood
- Employment
- Mixed Use Commercial



Parks or Transportation Plan










Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed principal arterial
- Rapid City Limits
- Minor arterial
- Proposed collector



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:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
SLR-NA1.1B: Residential Growth	Support the buildout of existing neighborhoods and encourage the clustering of future residential development to conserve natural features.
SLR-NA1.1G 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.