



Rapid City Planning Commission

Annexation Project Report

August 27, 2015

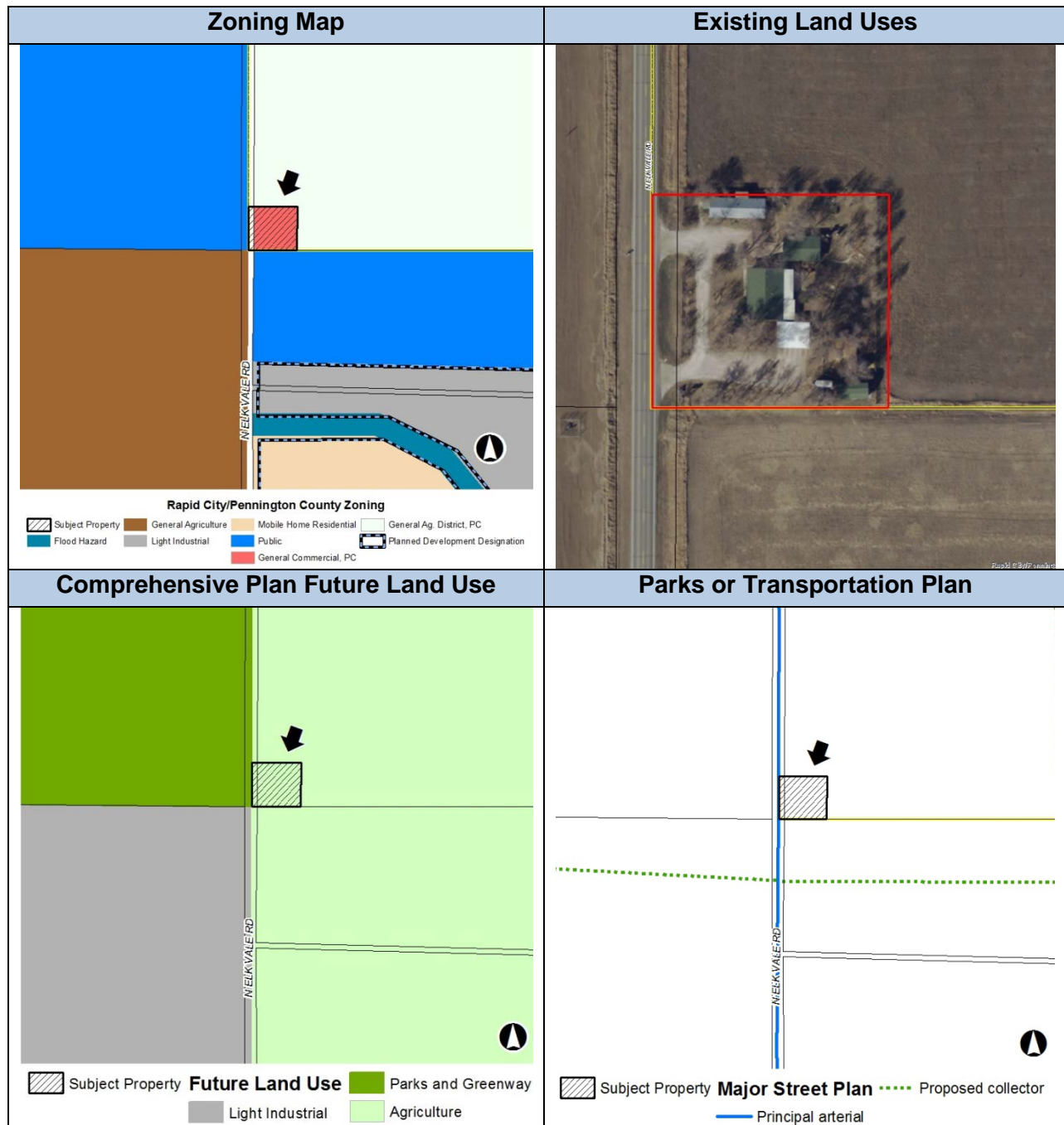
Applicant Request(s)
Case # 15AN001: a petition for annexation of 1.0 acres
Companion Case(s) #: 15RZ015 - a request to rezone property from No Use District to Low Density Residential District I

Development Review Team Recommendation(s)
The Development Review Team recommends that the petition for annexation be approved.

Project Summary Brief	
<p>(Update September 1, 2015. All revised and/or added text is shown in bold.) Additional information and a correction have been provided for review by the City Council at the request of staff. In particular, the legal description on the annexation resolution clarifies that the westernmost 33' section line of right-of-way beginning at the southwest corner of the NW1/4 extending north approximately 200 ft. is to be annexed. The applicant is requesting to annex approximately 1.0 acres of property. The applicant has an agreement with the City which states that in order to connect to the City's water system, the property must be annexed by January 1, 2016. The property is developed with a single family residence and a series of outbuildings. The applicant intends to continue the single family residential use on the property. The City has submitted request to rezone the property from No Use District to Low Density Residential District I which will be reviewed contemporaneously with the petition for annexation.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Beverly Maxson	Planner: Sarah Hanzel
Property Owner: Same	Engineer: Dan Kools
Architect: N/A	Fire District: Denny Gorton
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3400 N. Elk Vale Road
Neighborhood	Ellsworth Neighborhood
Subdivision	N/A
Land Area	1.0 acre
Existing Buildings	Single family residence and outbuildings
Topography	Generally level
Access	Country Road
Water Provider	Private
Sewer Provider	Private
Electric/Gas Provider	West River Electric Association/Montana Dakota Utilities
Floodplain	None identified
Other	N/A







Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC – Pennington County	Ag	Single family residence, mobile home, and outbuildings
Adjacent North	GA – Pennington County	Ag	Void of structural development
Adjacent South	Public District	Ag	Void of structural development
Adjacent East	GA – Pennington County	Ag	Void of structural development
Adjacent West	Public District	PG	Athletic fields



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 Rezone:	
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-3.2A	Mix of Housing Types: The requested rezone will allow the existing single family residence to continue to be used on the property. This contributes to the overall diversity of housing stock in the City.
	A Vibrant, Livable Community
LC-3.1A	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
EC-3.2D	Residential Development in Existing Infrastructure and Service Areas: The requested rezone will allow an existing single family residence to connect to and utilize City infrastructure that is being extended into the area.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	<u>Public Input Opportunities:</u> The companion case to this request requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the requested rezoning of the property. As of this writing, there have been no inquiries into the requested rezone
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Agriculture
Design Standards:	
N/A	N/A

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Ellsworth Neighborhood
Neighborhood Goal/Policy:	
EW-NA1.1C:	<u>Annexation:</u> Require the annexation of contiguous properties within the City's Urban Services Boundary when development occurs.
EW-NA1.1E	<u>Urban Services:</u> Allow the extension of City infrastructure within the Urban Services Boundary to serve new and existing development.

The Development Review Team Recommends that the petition for annexation be approved for the following reasons:

•	The property owner has a water connection agreement with the City which requires the property be annexed by January 1, 2016.
•	The property is contiguous to the City of Rapid City.
•	The petition was 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.
•	The applicant has been informed that the legal non-conforming mobile home which is located on the property cannot be expanded or replaced if destroyed.
•	The legal description on the annexation resolution clarifies that the westernmost 33' section line of right-of-way beginning at the southwest corner of the NW1/4 extending north approximately 200 ft. is to be annexed.

Staff recommends that the requested petition for annexation be approved.