



Rapid City Planning Commission

Annexation Project Report

September 10, 2015

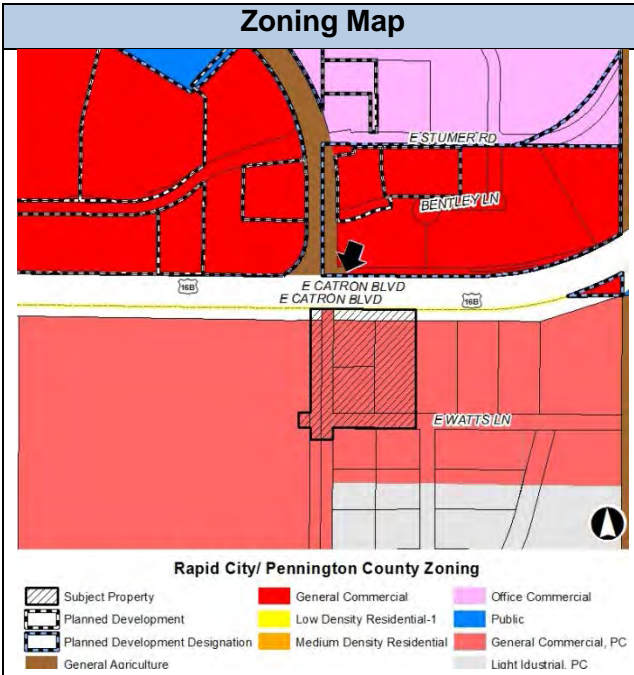
Applicant Request(s)
Case # 15AN002: a Petition for Annexation of 5.66 acres
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Petition for Annexation be approved.

Project Summary Brief	
<p>The City Council approved an Oversize Reimbursement Agreement on October 7, 2013 wherein the City agreed to pay for oversizing public improvements in 5th Street and East Watts Lane. The agreement also identifies phased annexation as a part of the agreement. This petition for annexation allows the City to reimburse the property owner for those costs for Phase I as identified in the agreement. The City accepted the water and sewer public improvements referenced in the 2013 Agreement on September 2, 2014.</p>	
<p>The applicant is requesting to annex approximately 5.66 acres of property located in the southeast quadrant of Catron Boulevard and 5th Street. The property is currently zoned General Commercial in Pennington County. The southern portion of the property is developed with an existing office structure associated with the vehicle sales previously located on-site. The applicant has indicated that the proposed use is a financial services company, a permitted use in the Central Business District, the General Commercial District, the Light Industrial District, and the Office Commercial District. Upon annexation, the property will be placed in a No Use District. The proposed future zoning identified on the annexation petition is General Commercial, and the City's comprehensive Future Land Use Plan designates this area as a location for a Community Activity Center, which transitions from mixed use commercial uses near the intersection to industrial uses near the City's landfill boundary (for buffering purposes). As such, the proposed General Commercial District for this site appears to be consistent with the comprehensive plan. Following annexation, the City has 120 days to initiate a rezone application and carry out the notification process pursuant to section 17.54.040 of the RCMC. This process is currently underway.</p>	
<p>It should be noted that the City has approved various connection fee resolutions relating to water, sewer, and drainage improvements associated with the property. As such, there may be fees associated with development on the property resulting from these. The property owner should also be aware that there may be additional costs associated with the dedication of public right-of-way normally required prior to the City accepting any road improvements.</p>	
Applicant Information	Development Review Team Contacts
Applicant: BW Properties, LLC	Planner: Sarah Hanzel
Property Owner: Lazy P6 Land Co Inc.	Engineer: Nicole Lecy
Architect: N/A	Fire District: Denny Gorton
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Costello Porter Law Firm/Jess M. Pekarski	DOT: Stacy Bartlett





Subject Property Information	
Address/Location	Southeast Quadrant of Catron Boulevard and 5 th Street
Neighborhood	South Robbinsdale
Subdivision	N/A – Southgate Commercial Condominiums
Land Area	5.66 acres
Existing Buildings	Office/warehouse and outbuildings
Topography	Relatively flat
Access	Catron Boulevard and 5 th Street
Water Provider	Private – City water mains available
Sewer Provider	Private – City sewer mains available
Electric/Gas Provider	Black Hills Power
Floodplain	None identified
Other	N/A




Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PC - GC	LI w/ Community Activity Center	Office/Warehouse building, outbuildings
Adjacent North	GC	E w/ Community Activity Center	Mixed Use Commercial
Adjacent South	PC - GC	LI w/ Community Activity Center	Void of structural development
Adjacent East	PC - GC	LI w/ Community Activity Center	Mini-Storage units; light industrial
Adjacent West	PC - GC	MUC w/ Community Activity Center	Void of structural development



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-1.1A	Compact Growth – Encourage compact growth and infill development within and adjacent to city limits.
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.
BPG-3.1B	Future Land Use Flexibility – Provide Flexibility in applying the Future Land Use categories by encouraging a range of densities and mix of land uses as specified by the Future Land Use Plan.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
TI-1	Planning for the Efficient Provision and Maintenance of Infrastructure – Public infrastructure facilities and services need to serve the community, such as potable water, sanitary sewer and storm drainage, will be provided for, maintained, and expanded efficiently.

	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):	LI w/ Community Activity Center
Design Standards: N/A	
N/A	Design components are not reviewed with a petition for annexation.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale
Neighborhood Goal/Policy:	
SR-NA1.1B	<u>Mixed Use Development</u> : Encourage mixed-use development at major intersections including East Catron Boulevard at 5 th Street and Highway 79 to build critical mass of activities to support retailers and to avoid stripping out the entire East Catron Boulevard corridor.
SR-NA1.1G:	<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 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 property owner has an oversize agreement with the City which outlines annexation areas consistent with this request.
•	Development is occurring adjacent to the City limits, south of Catron Boulevard and east of 5 th Street. Growth occurring adjacent to the City limits should be under the purview of the City's municipal codes and infrastructure design criteria to promote a cohesive pattern of growth. Furthermore, public infrastructure, facilities, and services are to be provided for, maintained, and expanded efficiently.

Staff recommends that the requested Petition for Annexation be approved.
