



Rapid City Planning Commission

Annexation Project Report

November 5, 2015

Applicant Request(s)
Case # 15AN003: Petition for Annexation
Companion Case(s) #: N/A

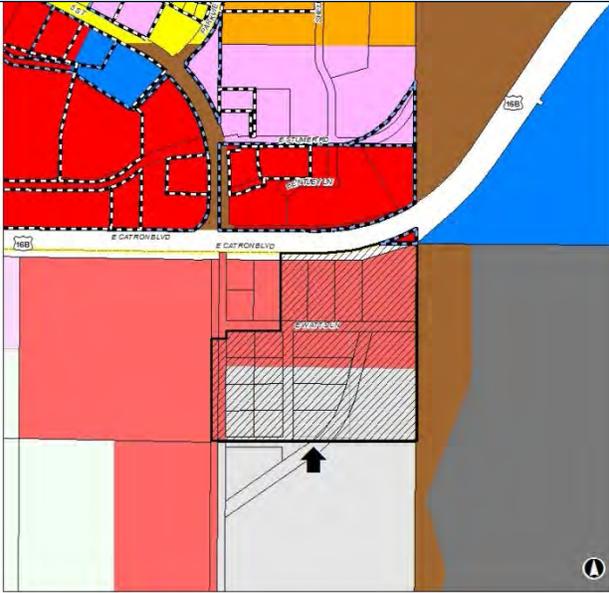
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Petition for Annexation.

Project Summary Brief	
<p>The applicant is requesting to annex approximately 34 acres of property located in the southeast quadrant of Catron Boulevard and 5th Street. The northernmost 700 ft. (approximately) of the subject property is zoned General Commercial by Pennington County. The remaining portion is zoned Light Industrial in Pennington County. The property is developed with an existing office structure and mini-storage unit buildings. Upon annexation, the property will be placed in a No Use District. The City's comprehensive plan designates the future land use of this area as a location for a Community Activity Center at the intersection of Catron Boulevard and 5th Street. The comprehensive plan shows mixed use commercial uses at the intersection, transitioning to light industrial uses approaching the City's landfill boundary (for buffering purposes). A city sponsored rezoning application is forthcoming.</p> <p>State Law 34-31A-35 gives the City the option to repay a Rural Fire District's tax revenue generated from property that is annexed to compensate the District for that property's share of outstanding indebtedness held by the District. However, State Law also allows the District to continue the District's levy against the property, whether or not the property is annexed.</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: Lazy P6 Land Co., Inc.	Planner: Sarah Hanzel
Property Owner: Lazy P6 Land Co., Inc.; AAA Rapid Storage LLC	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: Centerline	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast Quadrant of Catron Boulevard and 5 th Street
Neighborhood	South Robbinsdale
Subdivision	Southgate Commercial Condominiums
Land Area	34 acres
Existing Buildings	Office and Mini-Storage Unit Buildings
Topography	Generally level
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	100 year and 500 year federally designated floodplain
Other	Estimated reimbursement to Rural Fire District, if approved by Council is \$13,613.00 pursuant to SDCL 34-31A-35 and Ordinance 6066

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PC – GC; PC-LI	LI w/ Community Activity Center	Office, Mini- Storage Units
Adjacent North	GC - PDD	E w/ Community Activity Center	Mixed Use Commercial
Adjacent South	PC - LI	LI w/ Community Activity Center	Void of structural development
Adjacent East	GAD, LI	LI w/ Community Activity Center	Municipal Landfill
Adjacent West	PC - GC	MUC w/ Community Activity Center	Void of structural development

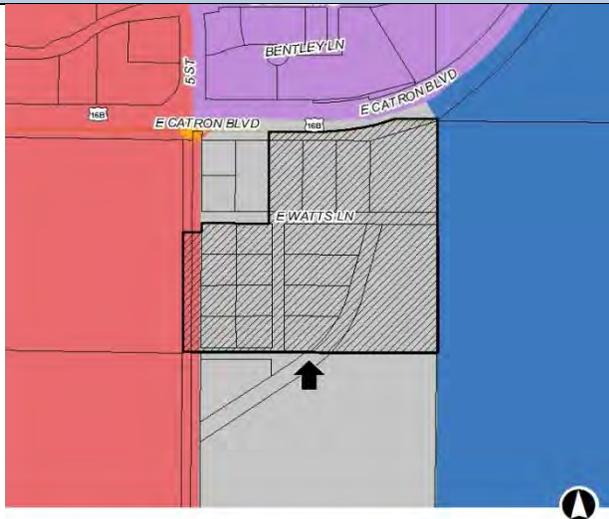
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
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 approving the Petition for Annexation 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 approving the Petition for Annexation.