



# Rapid City Planning Commission

## Annexation Project Report

November 5, 2015

Applicant Request(s)
Case # 15AN004:Petition for Annexation
Companion Case(s) #: 15RZ020 – Request to Rezone from No Use District to General Agricultural District

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

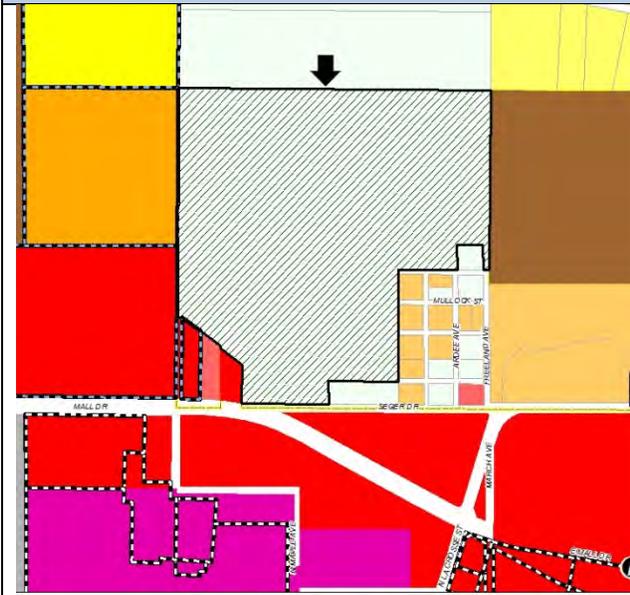
Project Summary Brief
<p>The applicant is requesting to annex approximately 128 acres of property that is contiguous to the City limits. The property is currently void of structural development and is zoned General Agriculture by Pennington County. The applicant intends to continue the existing use of the property until it is redeveloped in the future. According to the application submitted with the annexation petition, future development on this property may consist of a mixed-use subdivision including affordable housing, general commercial, and neighborhood commercial uses. The City has submitted a request to rezone the property from No Use District to General Agricultural District which will be reviewed contemporaneously with the petition for annexation. The annexation petition appears to meet all requirements for consideration under the provisions for a voluntary annexation.</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>

Applicant Information	Development Review Team Contacts
Applicant: Hagg Brothers, LLC.	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

<b>Subject Property Information</b>	
Address/Location	North of Seger Drive between the future North Maple Avenue and Freeland Avenue
Neighborhood	Northeast
Subdivision	SW1/4 Section 19, T2N, R8E
Land Area	128 acres
Existing Buildings	Void of structural development
Topography	Low rolling hills
Access	Seger Drive
Water Provider	Private
Sewer Provider	Private
Electric/Gas Provider	Black Hills Power
Floodplain	None identified
Other	Estimated reimbursement to Rural Fire District, if approved by Council is \$292.41 pursuant to SDCL 34-31A-35 and Ordinance 6066

<b>Subject Property and Adjacent Property Designations</b>			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD - PC	LDN	Agriculture
Adjacent North	GAD	LDN	Agriculture
Adjacent South	GC	MUC	Mixed Use Commercial
Adjacent East	SR – PC, GAD - PC	LDN, UN	Residential, Agriculture
Adjacent West	GC, GAD	UN	Agriculture

### Zoning Map



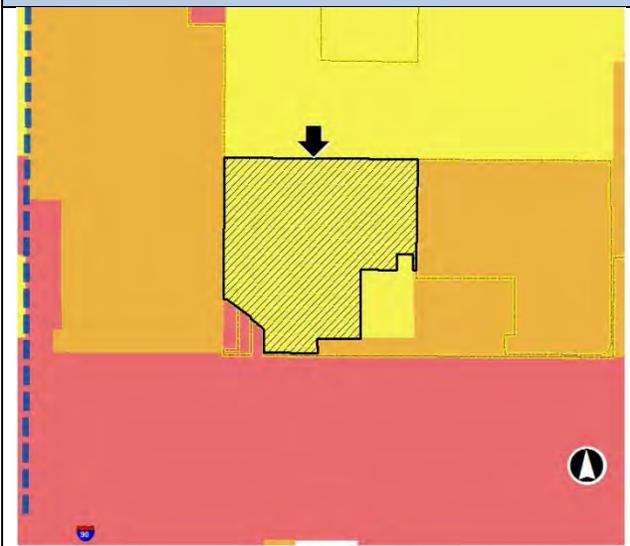
#### Rapid City/ Pennington County Zoning



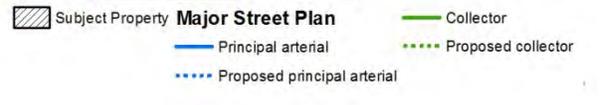
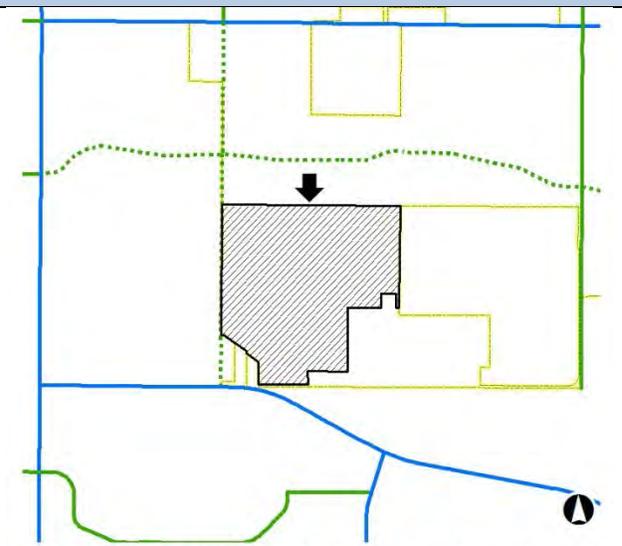
### Existing Land Uses



### 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	
	<b>A Balanced Pattern of Growth</b>
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.
	<b>A Vibrant, Livable Community</b>
N/A	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A

	<b>Responsive, Accessible, and Effective Governance</b>
N/A	N/A

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>LI w/ Community Activity Center</b>
<b>Design Standards: N/A</b>	
N/A	Design components are not reviewed with a petition for annexation.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Northeast</b>
<b>Neighborhood Goal/Policy:</b>	
NE-NA1.1A	<u>Residential Growth</u> : Support expansion and development of new residential neighborhoods north of Seger Drive.
NE-NA1.1B	<u>Mixed Use Development</u> : Encourage mixed-use development and redevelopment of the Rushmore mall and surrounding area along Interstate I-90.
NE-NA1.1I	<u>Urban Services</u> : Allow the extension of City infrastructure within the Urban Services Boundary to serve new and existing development.

<b>The Development Review Team Recommends approving the petition for annexation for the following reasons:</b>	
•	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 Northeast Neighborhood Area Goals and Polices supports residential and mixed – use commercial development.

**Staff recommends approving the requested Petition for Annexation.**