

STAFF REPORT

October 4, 2001

No. 01AN017 - Petition for Annexation

ITEM 3

GENERAL INFORMATION:

PETITIONER	Pennington County
REQUEST	No. 01AN017 - Petition for Annexation
LEGAL DESCRIPTION	1548.92 feet of the 100 foot wide Lange Road right-of-way adjacent and parallel to the north side of Interstate 90 along Lot B of W1/2 SW1/4 including Lot Z, and along R & L Subdivision Lots 1 and 2 and 3, all located in Section 22, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.56 acres
LOCATION	Northeast of the intersection of Deadwood Avenue and Interstate 90
EXISTING ZONING	No Use District (right-of-way)
SURROUNDING ZONING	
North:	Heavy Industrial District (County) and /Light Industrial District (City)
South:	Interstate ROW
East:	Light Industrial District (County)
West:	Heavy Industrial District (County)
PUBLIC UTILITIES	N/A
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the 100 foot wide Lange Road right-of-way, approximately 1548.92 feet in length, adjacent and parallel to the north side of Interstate 90 along Lot B of W1/2 SW1/4 including Lot Z, and along R & L Subdivision Lots 1 and 2 and 3, all located in Section 22, T2N, R7E, BHM, Pennington County, South Dakota be approved for annexation.

GENERAL COMMENTS: The process for annexation by petition is provided for under Section 9-4-1 SDCL, which states that by resolution, the City may annex a contiguous area, if the 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. The petition appears to meet all requirements for consideration under the provisions for a voluntary annexation of the County right-of-way.

This right-of-way is bounded on the south by U.S. Interstate 90 and on the north by property annexed into the City in 1984 and by industrial property outside the City limit boundaries.

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A possible Tax Increment District to facilitate the development of the area north of Interstate 90 from Deadwood Avenue east to the hogback is being proposed. A Tax Increment District can only be applied to lands within the corporate limits of Rapid City. Therefore, On August 20, 2001, the City Council authorized staff to develop a proposal for annexation of property located east and west of Deadwood Avenue and north of U. S. Interstate 90. This would include the right-of-way for Lange Road.

A letter was sent to the Pennington County Commissioners requesting that they consider signing a petition for voluntary annexation of Lange Road. This petition for annexation, submitted by the Pennington County Commissioners, encompasses the 100-foot wide 1548.92 feet long road and right-of-way. A letter was also sent to the South Dakota Department of Transportation requesting that they consider signing a petition for voluntary annexation of U. S. Interstate 90, which will be considered under a separate application.

STAFF REVIEW: In reviewing the City limit boundaries, Staff has identified this right-of-way, contiguous to the City limits, which has not been included in previous area annexations. The process for annexation by petition, provided for under Section 9-4-1 SDCL states that by resolution, the City may annex a contiguous area, if the 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. As such, this area has been identified as appropriate for annexation.

Staff received no adverse comments regarding the requested annexation and believes that the annexation of this property would provide more cohesive municipal boundaries.