

STAFF REPORT

March 27, 2003

No. 03AN003 - Resolution of Intent to Annex

ITEM 14

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03AN003 - Resolution of Intent to Annex
EXISTING LEGAL DESCRIPTION	The balance of Tract A in the E1/2 SW1/4 and the W1/2 SE1/4, Lot 2 of Tract A of the NE1/4 SW1/4, Lot H1 in Tract A in the E1/2 SW1/4 and the W1/2 SE1/4, Lot H1 in Lot 1 of the Well Addition in the SW1/4, Lot H1 in the N1/2 SE1/4 NW1/4, Lot H2 in the N1/2 SW1/4 NE1/4 lying south and west of SD Highway 44 and railroad right-of-way, Lot H5 in the NE1/4 NW1/4 lying south and west of SD Highway 44, and Lot H2 in the NW1/4 NE1/4 lying south and west of SD Highway 44 and railroad right-of-way, the 100 foot South Dakota Railroad Authority right-of-way lying adjacent and north of Lot H2 in the NW1/4NE1/4 and Lot H5 in the NE1/4NW1/4 and Lot H2 in the N1/2SW1/4NE1/4, all located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; and, Lot H1 amending the original plat of Lot H1 as recorded in Book 9 Hwy of Plats – Page 54 – dated January 5, 1998 in the N1/2NW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota; and, Lot H1 amending the original plat of Lot H1 as recorded in Book 9 Hwy of Plats – Page 52 – dated January 5, 1998 in the S1/2NW1/4 of Section 16, T1N, R8E, BHM, excepting therefrom the following described land: the west 210 feet of the north 600 feet of the NE1/4SE1/4NW1/4 and the east 190 feet of the north 600 feet of the NW1/4SE1/4NW1/4 of said Section 16; the balance of the S1/2NE1/4SE1/4NW1/4 of said Section 16; and the SW1/4SW1/4SW1/4NW1/4 of said Section 16, Pennington County, South Dakota; and, Lot H1 in the NE1/4SE1/4 of Section 17, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 133.4682 acres
LOCATION	South of SD Highway 44, west of Jolly Lane Drive and east of SD Highway 79
EXISTING ZONING	Suburban Residential District (County)/Limited Agriculture District (County)
SURROUNDING ZONING	

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North:	General Agriculture District (City)/Light Industrial w/PD (City)/General Commercial District (County)
South:	General Agriculture District (City)/General Commercial District (City)/Limited Agriculture District (County)
East:	General Agriculture District (City)/General Commercial District (City)/Limited Agriculture District (County)
West:	Suburban Residential District (County)/Limited Agriculture District (County)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	2/28/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Resolution of Intent to Annex be approved.

GENERAL COMMENTS: This request has been made by the City of Rapid City for a City-initiated annexation as allowed under South Dakota Codified Law (SDCL) 9-4. The annexation territory contains approximately 133.4682 acres and is located south of SD Highway 44, west of Jolly Lane Road and east of SD Highway 79. The enclosed "Annexation Study: Southeast Connector Annexation Area" provides extensive information regarding this annexation request.

STAFF REVIEW: Pursuant to SDCL 9-4, when the City initiates an annexation, a study must be conducted to determine the need for the contiguous territory and to identify the resources necessary to extend the municipal boundaries. A public hearing will take place before the City Council to adopt the Resolution of Intent to Annex. Within 60 days of the adoption of the Resolution of Intent to Annex, the City Council must hold a public hearing and consider and/or adopt the Resolution of Annexation.

As discussed in the attached Annexation Study, staff has performed an extensive review of this proposed annexation. Staff is of the opinion that the annexation conforms to the goals established by the City for annexing land, as well as all provisions of State Statute, and is recommending that the Resolution of Intent to Annex be approved.