

STAFF REPORT
April 24, 2008

No. 08AN007 – Resolution of Intent to Annex

ITEM 47

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Multiple property owners
REQUEST	No. 08AN007 – Resolution of Intent to Annex
EXISTING LEGAL DESCRIPTION	<p>Tract B of Lot 2 of Lot A, Lot 1 and Lot 2 of Tract A, and Lot 3 all in Barnhart Addition; Tract E & Dedicated Private Drive of KOA Subdivision in the SE1/4SW1/4; Lot A of SE1/4NW1/4; Lot 1A of Lot 1 of Lot A of SW1/4SW1/4; Tract 1, formerly Lot 1 of Lot B, a portion of the residual portion of Lot B, and portions of Lots 2 and 3 of Lot A including 25 feet private access agreement on residual portion of Lot C, all in the SW1/4SW1/4; Lot D including Lot 1 of Lot D located in the SW1/4SW1/4; Tract B of SE1/4SW1/4; Unplatted Balance of W1/2SE1/4SW1/4; SW1/4NW1/4 and NW1/4SW1/4 including Lot A of NW1/4SW1/4; Government Lot 4; the 150 foot wide E. Highway 44 right-of-way lying south of Lot 1A of Lot 1 of Lot A of SW1/4SW1/4, all located in Section 4, T1N, R8E, BHM, Pennington County, South Dakota; and,</p> <p>The 150 foot wide E. Highway 44 right-of-way within Section 4 lying south of Lot 3, Lots 1 & 2 of Tract A, Tract B of Lot 2 of Lot A, all of Barnhart Addition, Section 4, T1N, R8E, BHM, Pennington County, South Dakota; and,</p> <p>Tract A of SE1/4SW1/4 of Section 4 and the NE1/4NW1/4 of Section 9; Tract C of SE1/4SW1/4 of Section 4 and Parcel E of NE1/4NW1/4 of Section 9; and the 150 foot wide E. Highway 44 right-of-way lying south of Tract C of SE1/4SW1/4 of Section 4 and Parcel E of NE1/4NW1/4 of Section 9; all located in T1N, R8E, BHM, Pennington County, South Dakota; and,</p> <p>The part of Lot E of the NE1/4NW1/4 lying north of the highway right-of-way for access to Interstate Highway No. 90, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; and,</p> <p>All of Hillsideview Subdivision including Hillside Drive and Eagle Drive rights-of-way and Rockhill Road, an access easement; SE1/4 of GL 1 less N100 feet of SE1/4 of GL 1 including Lot A of Lutheran Subdivision; All of Marshall</p>

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Subdivision including Homestead Street and Glenside Drive rights-of-way and Windhaven Drive, a private access easement; NE1/4 of Government Lot 1 (NE1/4NE1/4NE1/4); Lot 5 and Lot 7 of E1/2SE1/4; The 150 foot wide E. Highway 44 right-of-way, including Lots H-1, H-2, H-3, and H-4, all located in the E1/2 of Section 5, lying south of Lot 5 and Lot 15 Revised and Lot 17 and the west 100 feet of Lot 14, all of Hillview Subdivision, and Lot 7 of E1/2SE1/4; all located in Section 5, T1N, R8E, BHM, Pennington County, South Dakota; and,

The 66 foot wide Valley Drive right-of-way north of S. D. Highway 44 located in the western boundary of the W ½ of Section 4 and the eastern boundary of the E ½ of Section 5, all located in T1N, R8E, BHM, Pennington County, South Dakota; and,

The 100 foot wide railroad right-of-way lying north of Lot D of SW1/4SW1/4 not already located within the City of Rapid City, Section 4, T1N, R8E, BHM, Pennington County, South Dakota; and,

E1/2SE1/4 of Section 32, T2N, R8E, BHM, Pennington County, South Dakota; and,

SW1/4 of Section 33, T2N, R8E, BHM, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 497.279 Acres
LOCATION	North and south of S.D. Highway 44 and east and west of Valley Drive
EXISTING ZONING	General Agriculture District - Limited Agriculture District - Suburban Residential District - Light Industrial District - Highway Services District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Light Industrial District - Heavy Industrial District - Right-of-way - Suburban Residential District (Pennington County)
East:	Low Density Residential District (Planned Residential Development) - Medium Density Residential District (Planned Residential Development) - Low Density Residential District - General Commercial District (Pennington County)
West:	General Agriculture District - Public District - Low Density

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	Residential District - Medium Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Karen Bulman / Karley Halsted

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 497.279 acres and is located north and south of S.D. Highway 44 and east and west of Valley Drive. The enclosed "Annexation Study: North Valley Drive 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.