No. 08AN011 - Resolution of Intent to Annex - South Valley Drive

ITEM 41

GENERAL INFORMATION:

APPLICANT/AGENT City of Rapid City

PROPERTY OWNER Multiple property owners

REQUEST No. 08AN011 - Resolution of Intent to Annex - South

Valley Drive

EXISTING

LEGAL DESCRIPTION

Lot 6 - 7 less Lot H-1, Block 2, Johnson School Subdivision in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Part of Tract D located in the NE1/4NW1/4 of Section 9 and the east 88 feet of Lot D of the NE1/4NW1/4 less Lot H-1 in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lot H-3 and H-4 in NW1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lot H-1 in Lot E in NE1/4NW1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots 1-6 of Lot D, Wood Subdivision in Section 9. T1N. R8E. BHM. Pennington County. South Dakota: Lot 1E of NE1/4NW1/4 and the south part of Lot E of the NE1/4NW1/4 lying south of access highway in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Portion of the N1/2NW1/4 less Lot H5 of NE1/4NW1/4 and the N1/2SE1/4NW1/4 less Lot H1, all in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lot 1, Lot B of Lot 2, Lot A of Lot 2-3, Lot 5 including Lot A of Lot 5, Lot 6, Lot 7, Lot W of Lot 8B & Lot 1 of Lot 9B, Lot 3A of Lot 3 and the balance of Lot 3, Lot 3D of Lot 3, Lot 3E of Lot 3, all of SW1/4NW1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots A-E, Lots 1 and 2 of Lot F, Lots G-P of Lot 2B of Lot 2 and south half vacated right-of-way adjacent to lots G, H, I, J, & K and including Sherman Drive and the north half vacated right-of-way adjacent to lots A-C, Lots 1-4 of Lot 2A in Lot 2, Lot 2C of Lot 2 less Lot 1, all in NW1/4SW1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots 3A-1, 3A-2, 3A-3 of Lot 3A Revised, W157 feet of Lot 3A Revised, Lots 3B and 3C of Lot 3, W1/2 of Lot 3D of Lot 3, Lot 3E and E1/2 of Lot 3D of Lot 3, Lot 3F of Lot 3, Lot 3G of Lot 3, Lot 3H of Lot 3, Lot 3J of Lot 3, Lot 3K Revised of Lot 3, Lot 3L Revised of Lot 3, Lot 3M of Lot 3, Lot 3N of Lot 3, Lot 3P of Lot 3, Lot 3Q of Lot 3, Lot 3R of Lot 3, Lot 4, Lot 5, Lot 6, all in Melody Acres located in the NW1/4SW1/4 of Section 9, T1N,

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R8E, BHM, Pennington County, South Dakota; All of Orchard Subdivision, Eden Gardens Addition, and Melody Acres Subdivision No. 2, located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lot 3 of Tract A in E1/2SW1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots 1-10 of Fravel Tract Subdivision of Lot 1 of NW1/4SW1/4 of Section 9. T1N, R8E, BHM, Pennington County, South Dakota; Lot 1 of Well Addition less Lot H1 and less dedicated rightof-way in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Garden Lane, Orchard Lane, Melody Lane, E. Fairmont Street, Cactus Drive, Scott Street, Eden Lane, School Drive, Lancer Drive, and S. D. Highway 44 including Lot H-1 and Lot H-2 in the NE1/4NW1/4, all located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; The 100 foot railroad right-of-way of the South Dakota Department of Transportation acting through the Office of Railroads, lying in the N1/2NW1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Hawthorne Ditch located in the NW1/4NW1/4 in Section 9. T1N. R8E. BHM, Pennington County, South Dakota; E. St. Patrick right-of-way located north of Lot H-3 in NW1/4 of Section 9 and north of Rapid Valley Subdivision in Section 8, T1N, R8E, BHM, Pennington County, South Dakota; All of Blocks 1 and 2, Blocks 5 and 6, Lots 1-12 of Block 3, Lots 7-12 of Block 4, all of Rapid Valley Subdivision in Section 8, T1N, R8E, BHM, Pennington County, South Dakota; All of Long Acres Square and Sedivy Subdivision, located in Section 8, T1N, R8E, BHM, Pennington County, South Dakota; Lot A of Watco Subdivision, Section 8, T1N, R8E, BHM, Pennington County, South Dakota; Tract B of Jepsen Subdivision, Section 8, T1N, R8E, BHM, Pennington County, South Dakota: SW1/4NE1/4NE1/4, W1/2SE1/4NE1/4. S1/2SW1/4NE1/4, E1/2SE1/4NE1/4 less Block 1 & 2 and Sedivy Subdivision, W1/2SE1/4, Lot of W1/2NE1/4SE1/4, E1/2NE1/4SE1/4 less Watco Subdivision and less Jepsen Subdivision, SE1/4SE1/4 less Jepsen Subdivision, all in Section 8, T1N, R8E, BHM, Pennington County, South Dakota; Beechwood Lane, Pecan Lane, Olive Lane, E. St. Francis Street, Blanche Drive, Long Acre Drive, and Garden Lane, all located in Section 8, T1N, R8E, BHM, Pennington County, South Dakota; Sedivy Lane, that portion not in the City limits of Rapid City, located in the NE1/4 of

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Section 8, T1N, R8E, BHM, Pennington County, South Dakota: NW1/4 less Lot H-1 as recorded in Book 9 Hwy of Plats - Page 54 and less Lot H-1 as recorded in Book 9 Hwy of Plats - Page 52 (Elk Vale Road right-of-way) in Section 16, T1N, R8E, BHM, Pennington County, South Dakota, T1N, R8E, BHM, Pennington County, South Dakota; NE1/4 and the N1/2SE1/4 including Lot H-2 of the NE1/4SE1/4 and less lot H1 of NE1/4SE1/4 otherwise known as Elk Vale Road right-of-way, all in Section 17, T1N, R8E, BHM, Pennington County, South Dakota; and, That portion of the Section line highway known as South Valley Drive lying within 33 feet each side of the north-south line between Section 9 and Section 8 and between the Northwest guarter of Section 16 and the Northeast quarter of Section 17, and the north 550 feet of the 33 feet section line highway on the east boundary of the NE1/4SE1/4 of Section 17, T1N, R8E, BHM, Pennington County, South Dakota

PARCEL ACREAGE Approximately 897.47 Acres

LOCATION North and south of S.D. Highway 44 and east and west

of South Valley Drive

EXISTING ZONING General Commercial District - Limited Agriculture District-

Suburban Residential District (Pennington County)

SURROUNDING ZONING

East:

North: General Commercial District – General Agriculture

District – No Use District

South: General Agriculture District – Office Commercial District

(Planned Commercial Development) – Low Density Residential II District (Planned Residential Development) Office Commercial District (Planned Commercial Development) – General Agriculture District – Light

Industrial District (Planned Industrial Development)

West: Light Industrial District - Heavy Industrial District -

General Agriculture District - General Commercial District - General Commercial District (Planned

Commercial Development)

PUBLIC UTILITIES Rapid Valley Sanitary District

DATE OF APPLICATION 7/25/2008

REVIEWED BY Karen Bulman / Ted Johnson

STAFF REPORT August 21, 2008

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- <u>RECOMMENDATION</u>: The Annexation Subcommittee 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 897.47 acres and is located north and south of S.D. Highway 44 and east and west of South Valley Drive. The enclosed "Annexation Study: South 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, an extensive review of this proposed annexation has been completed. The Annexation Subcommittee 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.