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ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND PLANNING



**DREAM DESIGN**  
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION  
REAL ESTATE DEVELOPMENT  
PROPERTY MANAGEMENT

June 28, 2012

Mr. Brett Limbaugh  
300 Sixth Street  
Rapid City, SD 57701

**RECEIVED**

JUN 29 2012

**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

**RE:** Annexation request and concurrent rezoning for 120.35 acres located south of Elk Vale Road

Dear Mr. Brett Limbaugh:

Attached please find a copy of the information relating to the proposed annexation and concurrent rezoning request for the above referenced property. Included in this submittal:

- 1- Application Forms – Annexation, Rezoning, & Comprehensive Plan Amendment
- 2- Annexation Petition
- 3- Legal description of the property
- 4- Map of the described property
- 5- Map of the proposed Major Street Plan
- 6- Map of the existing Major Street Plan

**Legal Description:**

The property for which the annexation and rezoning is being requested is legally described as the following:

SE1/4 OF THE NE1/4 AND THE E1/2 OF THE SE1/4 LYING NORTH OF RAILROAD RIGHT-OF-WAY  
SECTION 20, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA

THE W1/2 OF THE SW1/4 LESS RAILROAD RIGHT-OF-WAY AND LESS OLD FOLSOM ROAD RIGHT-OF-WAY, SECTION  
21, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA.

**Annexation:**

The annexation request is being made to continue the growth of Rapid City's industrial infrastructure and to initiate the development of a new industrial park located north of Old Folsom Road. The annexed property will extend the City of Rapid City limits from the existing Marlin Drive Industrial park south to Old Folsom Road and encompass 120.35 acres.

**Land Use:**

It is being requested to concurrently rezone the property with annexation from a no-use zoning classification to light industrial. The property is currently bounded by heavy industrial zoning to the north and has been set aside

for industrial use per the Rapid City Area Future Land Use map. The proposed rezoning request is in agreement with the Rapid City Area Future Land Use Plan.

**Comprehensive Plan Amendment:**

The submittal package also includes a plan to amend the existing comprehensive plan, specifically the Major Street Plan. The proposed amendment would connect Creek Drive, a future minor arterial, to Old Folsom Drive rather than the future Augusta Drive. Instead, Augusta Drive, which originates in the residential Elks Country Estates and connects to Minnesota Street, will tee into Creek Drive where shown on the attached exhibit.

The proposed street realignment will better match the existing topography and improve the traffic flow through the industrial areas along Old Folsom Road. The realignment will help to define the industrial areas west of the existing topographic ridge from the residential and commercial areas located to the north.

We request the following:

- 1 – Annexation of the proposed property into the City of Rapid City
- 2 – Concurrently Rezoning the property from no-use to light industrial zoning
- 3 – Amending the Comprehensive plan to improve traffic flow through the area and to better fit the existing topography.

We hope that this information is adequate to begin the annexation and rezoning process for the proposed property.

Thank you for your help.

Sincerely,  
DREAM DESIGN INTERNATIONAL, INC.



Kyle Treloar

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