



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

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MEMORANDUM

TO: Rapid City Council
Legal and Finance Committee

FROM: Karen Bulman, Planner *KB*

DATE: May 9, 2001

RE: Phase 3 Robbinsdale to South Truck Route

Staff is requesting direction as to how to proceed with the annexation of Phase 3 Robbinsdale to South Truck Route. This area is identified as one of the short-term priorities the Council has established, and is wholly surrounded by the City. The location on the enclosed map is northeast of the intersection of US Highway 16 and Catron Blvd.

There are four property owners included in this area;

1. Dean and Donna Belle Talty: Tract AR2, Section 26, T1N, R7E, BHM, Pennington County, South Dakota, 12.76 acres;
2. The Maze: That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ lying E of Hwy 16 less ROW, Section 26, T1N, R7E, BHM, Pennington County, South Dakota, 6.82 acres;
3. The Church of Christ: Tract A, Section 26, T1N, R7E, BHM, Pennington County, South Dakota, 7.37 acres; and,
4. Bonnie Flyte: Lot A, Section 26, T1N, R7E, BHM, Pennington County, South Dakota, 5.04 acres.

Property owners were contacted regarding voluntary annexation of their property. Mr. and Mrs. Talty originally signed the request, but withdrew their signature after a discussion with Conrad Rupert, owner of The Maze. After phone conversations with Mr. Rupert, he determined that he did not wish to sign the petition, although he indicated the impact of annexation would not be as



EQUAL OPPORTUNITY EMPLOYER

great as he had anticipated. Bonnie Flyte and Mr. Bennett of the Church of Christ stated they did not wish to sign the annexation petition.

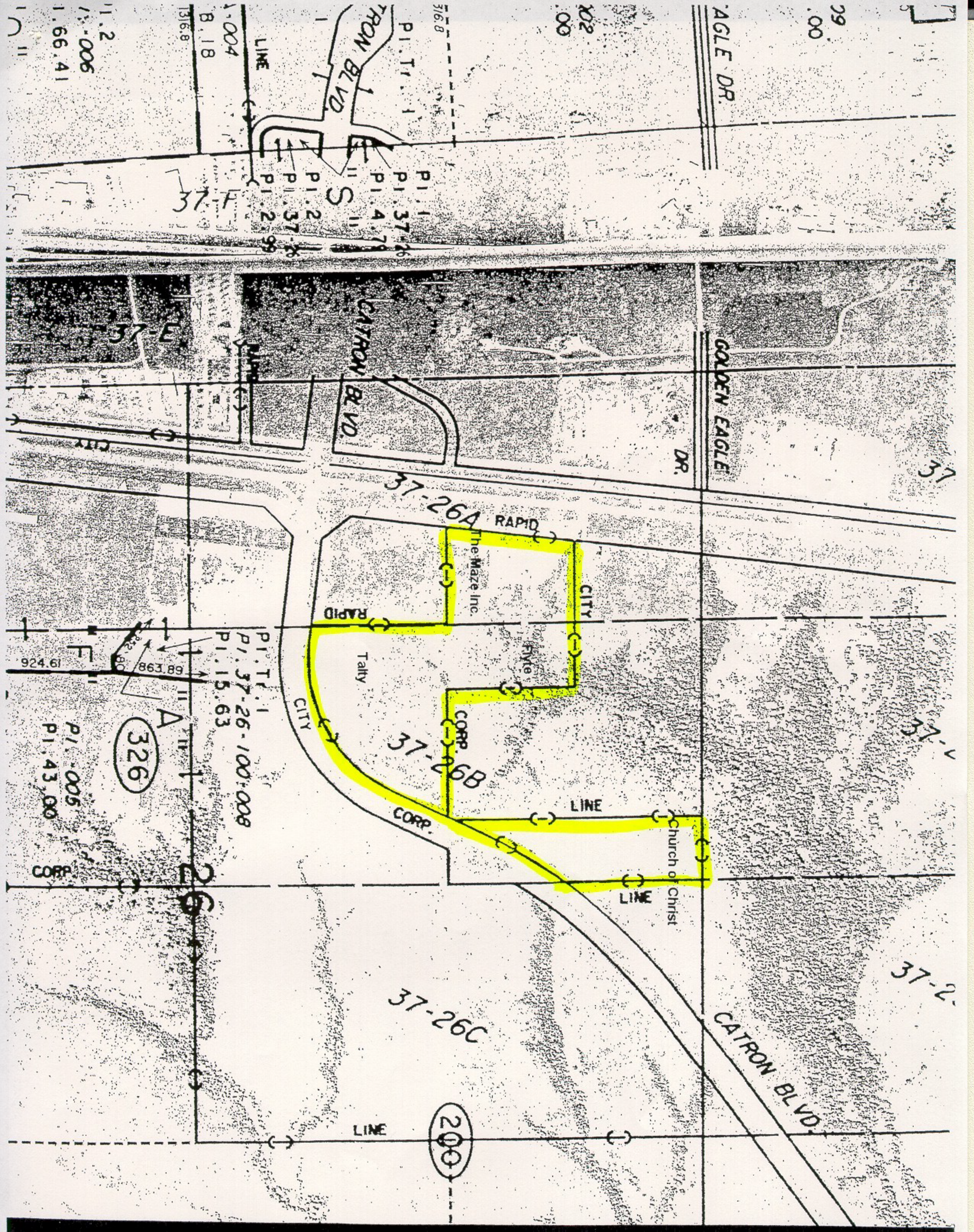
There are benefits to annexation of this area for the City and for the property owner. This area is wholly surrounded by the City limits and additional residential and commercial growth and development is anticipated. Access to City utilities is an important benefit, and annexing this area will help to spread these costs and ensure an equitable tax base. There are cost efficiencies for the taxpayer in providing services within cohesive areas. Emergency response time for police, fire, and ambulance will improve, particularly with the construction of the new Fire Station. One of the property owners has indicated that his insurance will be reduced by the addition of the new Fire Station. Registered voters will have the benefit of voting on issues affecting their urbanized area when voting in City elections.

There are no significant additional costs to the City identified at this time. The County Auditor's Office has indicated there will be an increase in taxes in this area after annexation. An estimate shows there is an overall 4.79% to 7.22% increase in property taxes.

	<u>Owner</u>	<u>Property</u>	<u>Est. Taxes Currently</u>	<u>Est. Taxes If Annexed</u>	<u>\$ Increase</u>	<u>% Increase</u>
1.	Talty	12.76 acres	\$2822	\$3024	\$202	7.16%
2.	Flyte	5.04 acres	\$2038	\$2185	\$147	7.22%
3.	The Maze	6.82 acres	\$9042	\$9477	\$435	4.79%
4.	The Church	7.37 acres	\$1065	\$1116	\$51	4.81%

Since none of the property owners are willing to petition for annexation, Staff is requesting direction as to whether the City Council wishes to proceed with an involuntary annexation of this area.

Staff Recommendation: Based on the fact that the property is wholly surrounded by property in the City limits, utility services are available in the area and more cost effective and efficient services can be provided to the property, Staff recommends that the City Council authorize Staff to proceed with an involuntary annexation of the property.



EAGLE DR.

09
.00

X02
.00

316.8

FROM BLVD

LINE

1.004
B.118
1316.8

1.2
1.66.41
1.006

37-F

P.I. 1
P.I. 37.26
P.I. 4.78
P.I. 2
P.I. 37.99

GOLDEN EAGLE DR.

CATRON BLVD.

37-E

37-26A RAPID

The Maze Inc.

CITY

RAPID

Tally

FIVE

CORP.

37-26B

LINE

Church of Christ

LINE

P.I. 1
P.I. 37-26-100+008
P.I. 15.63

326

P.I. 005
P.I. 43.00

CORP.

25

37-26C

200

LINE

CATRON BLVD.

37-2