

STAFF REPORT

August 9, 2001

No. 01AN010 - Resolution of Annexation

ITEM 15

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01AN010 - Resolution of Annexation
LEGAL DESCRIPTION	Tract AR2 of Needles Subdivision, Lot A of Tucker Subdivision, Tract A of Meadow View Subdivision, the 40 foot wide Tucker Street ROW located in the SE1/4 NW1/4 NW1/4, and that portion of SE1/4 NW1/4 NW1/4 lying east of U.S. Highway 16 less right of way, all located within Section 26, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 32.4 Acres
LOCATION	Northeast of the intersection of U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	Low Density Residential - Highway Service (County)
SURROUNDING ZONING	
North:	General Commercial (PD) - Low Density Residential (PD) - General Agriculture
South:	General Commercial (PD) - Low Density Residential (PD)
East:	Low Density Residential (PD)
West:	General Agriculture (PD) - General Commercial (PD) - Low Density Residential (PD)
PUBLIC UTILITIES	City sewer and water to be extended
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the property listed in the attached Resolution of Annexation, an area of 32.4 acres, more or less, be approved for annexation to the City of Rapid City.

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 is located northeast of the intersection of U.S. Highway 16 and Catron Boulevard. The enclosed "Annexation Study: Phase 3 Robbinsdale to South Truck Route Annexation Study" provides extensive information regarding this annexation request. The Resolution of Intent to Annex the Phase 3 Robbinsdale to South Truck Route was approved by the City Council on July 16, 2001.

STAFF REVIEW: As discussed in the enclosed Annexation Study, Staff has performed an

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extensive review of this proposed annexation. There have been no amendments to the content of the Resolution relative to the services to be provided. Pennington County Commissioners approved the annexation of unplatted lands into the City limits at their public meeting on August 7, 2001.

The annexation area is presently located in the Whispering Pines Fire Protection District. Under SDCL 31-31A-35 a municipality is obligated to compensate rural fire districts when annexations diminish their tax base. Lesley Warren, Chief of the Whispering Pines Volunteer Fire Department, has indicated that there are no outstanding capital improvements requiring reimbursement.

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 annexation be approved.