



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

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MEMORANDUM

LF103101-06

TO: Rapid City Council
Legal and Finance Committee

FROM: Karen Bulman, Planner

DATE: October 18, 2001

RE: South Valley Drive Area Annexation Study

On December 7, 1998, the Rapid City Council directed the staff to take all necessary steps to begin annexation of the South Valley Drive Area. Staff is requesting direction as to how the City Council would like to proceed with this annexation. This area is identified as one of the short-term annexation priorities the Council established, and is surrounded by the City. The location of these properties is described as lying east of SD Highway 79 South, south of SD Highway 44 East, and west of Elks Country Estates.

The Study area includes 1,231 acres, with 203 property owners of 289 parcels. Staff has broken this area down into five sub-areas, as identified in the Annexation Study of South Valley Drive Area. (See attached map.)

- Sub-Area #1, adjacent to SD Highway 79, is zoned Heavy Industrial and General Commercial by Pennington County. The majority of this area is developed.
- Sub-Area #2 is located south of Sub-Area #1 and is zoned General Commercial and Heavy Industrial by Pennington County. The majority of this area is undeveloped. The Southeast Connector Road will be proceeding through this area and connecting to SD Highway 79 at this location. Old Folsom Road, which is located in this sub-area, will be realigned in connection with the Southeast Connector construction.
- Sub-Area #3 is located south of St. Patrick Street and south and west of Valley Drive. The area is currently zoned by Pennington County as Suburban Residential and Limited Agriculture. Much of this area is still undeveloped.
- Sub-Area #4 is primarily zoned residential with some areas of commercial zoning along SD Highway 44. This area includes development along South Valley Drive. There are approximately 300 residences in this area. The Southeast Connector Road will be bisecting this sub-area.



EQUAL OPPORTUNITY EMPLOYER

- Sub-Area #5 is primarily residential and is surrounded by City limits. The majority of this area is fully developed.

This Study Area is surrounded by the City limits and additional commercial growth and development is anticipated, especially with the addition of the Southeast Connector Road proceeding through the study area. Many properties in this area already benefit from City services, and additional sales and property taxes from this area will help pay for those services. There are cost efficiencies for all taxpayers in providing services within cohesive areas.

Although there are additional costs to the City to service this area, the majority of those costs are for street upgrades. There will be some additional costs to the Police Department and Street Maintenance Department. Summaries of the costs are listed below. These costs are anticipated to begin after the annexation of Sub-Area #4 and Sub-Area #5.

Summary of Estimated Costs of Annexation

<u>Improvement</u>	<u>Estimated Cost</u>
Street Upgrades	\$5.5 million
Irrigation Ditch Crossings (streets)	\$30,000
Water System Upgrades	Costs are possible but difficult to quantify
Sewer System Upgrades	Costs are possible but difficult to quantify
Purchase of Floodway Properties	Future costs are possible but cannot be Quantified at this time
Street/Road Maintenance	\$21,000 annually
Solid Waste Collection/Disposal	No Cost (all increased expenses recovered by new fees)
Fire Department	\$232,325 annually <u>after</u> new station
Police Department	\$43,000 annually
Code Enforcement	Costs are possible but difficult to quantify
Building Inspections	No Cost (\$80,000 recovered by fees)
Transit	Costs are likely but cannot be quantified
Parks and Recreation	Costs are likely but cannot be quantified
<i>TOTAL</i>	\$5,826,325.00 <u>after</u> new fire station

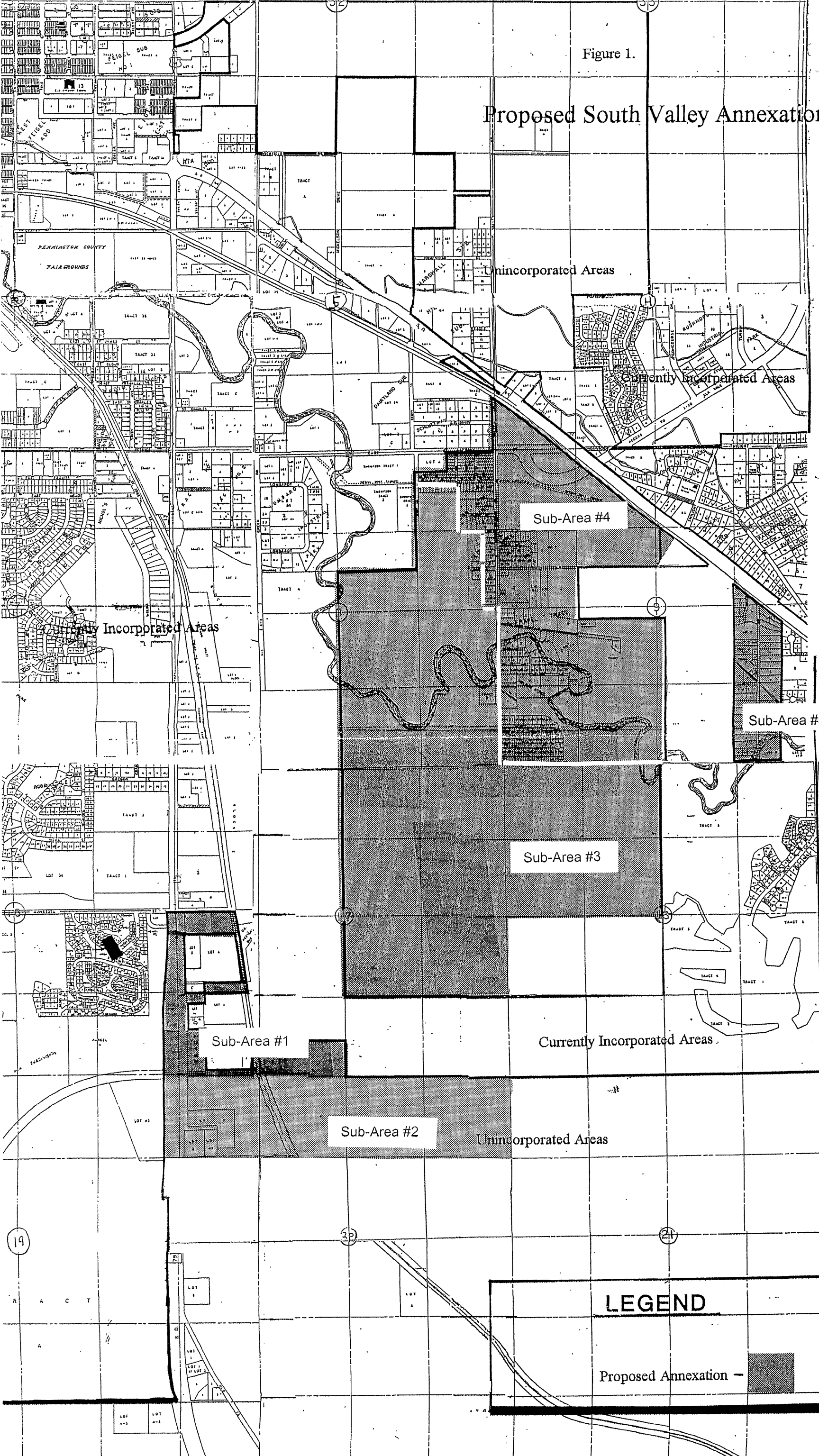
Taxes on the agricultural land uses are estimated to decrease an average 9.56% after annexation. Taxes on non-agricultural land uses are estimated to increase 3.75%, and taxes on owner occupied land uses will increase approximately 5.5%.

The City has recently purchased the Lytle property located in the southeast section of Sub-Area #4. As the City is the landowner of the approximately 60 acres of land, Staff is recommending the City proceed with voluntary annexation of this property upon recording of the deed.

Staff Recommendation: 1) Staff recommends the authorization for the Mayor and Finance officer to sign a petition for annexation of the Lytle property upon recording of the deed, and 2) based on the City Council's previous action, Staff recommends that the City Council authorize Staff to proceed with the involuntary annexation of the properties in the Study Area in a phased manner beginning with Sub-Area #1, followed by Sub-Area #2, Sub-Area #3, Sub-Area #4, and Sub-Area #5.

Figure 1.

Proposed South Valley Annexation



Unincorporated Areas

Currently Incorporated Areas

Sub-Area #4

Currently Incorporated Areas

Sub-Area #5

Sub-Area #3

Sub-Area #1

Currently Incorporated Areas

Sub-Area #2

Unincorporated Areas

LEGEND

Proposed Annexation

