

STAFF REPORT

June 5, 2003

No. 03AN005 - Petition for Annexation

ITEM 31

GENERAL INFORMATION:

PETITIONER	Doeck LLC
REQUEST	No. 03AN005 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	The SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 acres
LOCATION	Northwest of Haines Avenue and Viking Drive
EXISTING ZONING	Limited Agriculture District/General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	Medium Density Residential District
West:	General Agriculture District (County)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	05/08/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Petition for Annexation be approved.

GENERAL COMMENTS: The process for annexation by petition is provided for pursuant to Section 9-4-1 SDCL. This statute states that by resolution, the City may annex a contiguous area, if the written petition describing the boundaries of the area is signed by no less than three-fourths of the registered voters and by owners of no less than three-fourths of the value of the area to be annexed. The petition appears to meet all requirements for consideration under the provisions for a voluntary annexation.

Properties adjacent to this property were annexed into the City in 1985. This property is located northwest of Haines Avenue and Viking Drive.

STAFF REVIEW: The east boundary of the subject property is adjacent to the Rapid City limits. The property to the north, south and west are zoned General Agriculture District by Pennington County. The property to the east of the subject property is zoned Medium Density Residential.

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The annexation area is presently located in the Black Hawk Fire Protection District. Under SDCL 31-31A-35 a municipality is obligated to compensate rural fire districts when annexation diminishes their tax base. Black Hawk Fire District has indicated they do not have any outstanding capital improvement loans that would need to be reimbursed.

The process for annexation by petition, provided for under Section 9-4-1 SDCL states that by resolution, the City may annex a contiguous area, if the written petition describing the boundaries of the area is signed by no less than three-fourths of the registered voters and by owners of no less than three-fourths of the value of the area to be annexed. As such, this area has been identified as appropriate for annexation.

Staff believes that the annexation of this property would provide more cohesive municipal boundaries. Staff is recommending approval of this annexation.