

STAFF REPORT

July 10, 2003

No. 03AN008 - Petition for Annexation

ITEM 24

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03AN008 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	The unplatted balance of the NW1/4 SE1/4 less Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.129 acres
LOCATION	North of South Pitch Drive and Elmer Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Development Designation
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	NA
DATE OF APPLICATION	06/13/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Petition for Annexation be approved contingent on any payment that may be due to the Rapid Valley Fire District being made by the City of Rapid City upon annexation.

GENERAL COMMENTS: The process for annexation by petition is provided for under 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.

This undeveloped property is located east of Elk Vale Road, west of Reservoir Road and north of South Pitch Drive. The adjacent property located north of the subject property was annexed into the City on May 15, 2002.

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STAFF REVIEW: The north boundary of the subject property is adjacent to the Rapid City limits. The subject property is currently zoned Suburban Residential District by Pennington County. The property to the north is zoned Medium Density Residential District with a Planned Development Designation. The property to the south, east and west of the subject property is zoned Suburban Residential District by Pennington County.

The annexation area is presently located in the Rapid Valley Fire Protection District. Under SDCL 31-31A-35 a municipality is obligated to compensate rural fire districts when annexation diminishes their tax base. The Rapid Valley Fire District has an outstanding capital improvement loan and they have been contacted to determine any costs that may need to be reimbursed. To date the Rapid Valley Fire District has not submitted a dollar amount. Annexation will be contingent on any payment due to the Rapid Valley Fire District.

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 contingent on any payment that may be due to the Rapid Valley Fire District being made by the City of Rapid City upon annexation.