

STAFF REPORT
March 27, 2008

No. 08AN003 - Petition for Annexation

ITEM 21

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	G/GSA, Inc.
REQUEST	No. 08AN003 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	Lot 3 of Tract D, W-Y Addition, Section 27, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.17 acres
LOCATION	South of South Interstate 90 Service Road
EXISTING ZONING	General Commercial District (Pennington County)
SURROUNDING ZONING	
North:	Heavy Industrial District (Pennington County) - General Commercial District (Pennington County)
South:	General Commercial District
East:	Heavy Industrial District (Pennington County)
West:	Box Elder
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/27/2008
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Petition for Annexation be approved contingent on any payment due to the Box Elder Rural Fire Protection District being made by the City of Rapid City.

GENERAL COMMENTS: The process for annexation by petition is provided for under Section 9-4-1 SDCL, which 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. This petition appears to meet all requirements for consideration under the provisions for a voluntary annexation.

STAFF REVIEW: This developed property contains approximately 1.17 acres and is located south of South Interstate 90 Service Road, south of U.S. Interstate 90 and east of the intersection of Elk Vale Road and Beale Street. The property is zoned General Commercial District by Pennington County and will be zoned No Use District upon annexation into the City limits. Land located north of the property is zoned Heavy Industrial District and General Commercial District by Pennington County. Land located east of the property is zoned

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Heavy Industrial District by Pennington County. Land located south of the property is zoned General Commercial District. Land located west of the property is in the Box Elder City limits. The Adopted Comprehensive Plan indicates that this area may be appropriate for Industrial land use.

The proposed annexation area is presently located in the Box Elder Rural Fire Protection District. Under SDCL 31-31A-35 a municipality is obligated to compensate Fire Districts when annexation diminishes their tax base. The Box Elder Fire District has been contacted to determine any costs that may need to be reimbursed. Annexation will be contingent on payment due to the Box Elder Fire District being made by the City of Rapid City.

Staff recommends that the Petition for Annexation be approved contingent on any payment due to the Box Elder Rural Fire Protection District being paid by the City of Rapid City.