

STAFF REPORT

December 23, 2002

No. 02AN012 – Resolution of Intent to Annex

ITEM

and, That portion of Section 19, T1N, R9E lying north of the following described parcels: Lot H1 of the SW1/4 NW1/4; and, Lot H1 of the NW1/4 SW1/4; and, Lot H1 of the NE1/4 SW1/4; and, Lot H1 of the W1/2 SE1/4; and, Lot H1 of the SE1/4 SE1/4; and, Lot H2 of the SE1/4 SE1/4; all located in Section 19, T1N, R9E, BHM, Pennington County, South Dakota; and, That portion of Section 20, T1N, R9E lying north of the following described parcels: Lot H1 of Lot A of the SW1/4; and, Lot H2 of the S1/2 SW1/4; all located in Section 20, T1N, R9E, BHM, Pennington County, South Dakota; and, W1/2 W1/2; and, Tract G and Tract H in the SE1/4 NW1/4 and the E1/2 SW1/4; and, Lots 3, 4, 5, and 6 of R.C. Airport Subdivision No. 5; all located in Section 21, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 7 and 8 of R.C. Airport Subdivision #5 in the N1/2 of Section 28, T1N, R9E, BHM, Pennington County, South Dakota; and, That portion of Section 29, T1N, R9E lying north of the following described parcels: Lot H2 of the N1/2 NW1/4; and, Lot H2 of the W1/2 NE1/4; and, Lot H2 of the E1/2 NE1/4; all located in Section 29, T1N, R9E, BHM, Pennington County, South Dakota.

PARCEL ACREAGE

Approximately 9342.17 acres

LOCATION

East of Elk Vale Road, north of SD Highway 44 East, and south of the ridgeline located north of the Rapid City Regional Airport within Sections 27, 34, 35, 36, in T2N, R8E, BHM, and Sections 31 and 32 in T2N, R9E, BHM, and Sections 1, 2, 3, 11, and 12, in T1N, R8E, BHM, and Sections 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, and 29 in Section T1N, R9E, BHM

EXISTING ZONING

Limited Agriculture District/ General Agriculture District/ Suburban Residential District/ Low Density Residential District/ Heavy Industrial District (County)

SURROUNDING ZONING

North:

General Agriculture District/Limited Agriculture District/ Heavy Industrial District (County)/ General Commercial (City)

South:

General Agriculture District/Limited Agriculture District/Suburban Residential District/Low Density Residential District (County)/General Commercial District with a PDD/Office Commercial District with a

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East: PDD/Neighborhood Commercial District with a PDD/Medium Density Residential District with a PDD/PRD maximum density of 1.5 DU per acre (City)
General Agriculture District/Limited Agriculture District (County) Medium Density Residential with a PDD/PRD maximum density of 1.5 DU per acre (City)

West: General Agriculture District/Limited Agriculture District/Low Density Residential District/Suburban Residential District (County) General Agriculture District/General Commercial District with a PDD/Office Commercial District with a PDD/Neighborhood Commercial with a PDD/MDR with a PDD/PRD maximum density of 1.5 DU per acre (City)

PUBLIC UTILITIES On-site water and septic systems and Rapid Valley Sanitary District

DATE OF APPLICATION 12/13/2002

REPORT BY Karen Bulman

RECOMMENDATION: Staff recommends that the Resolution of Intent to Annex be approved.

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 contains approximately 9342.17 acres and is located East of Elk Vale Road, north of SD Highway 44 East, and south of the ridgeline located north of the Rapid City Regional Airport. The enclosed “Annexation Study of East Anamosa-Airport Area Annexation” provides extensive information regarding this annexation request.

STAFF REVIEW: Pursuant to SDCL 9-4, when the City initiates an annexation, a study must be conducted to determine the need for the contiguous territory and to identify the resources necessary to extend the municipal boundaries. A public hearing will take place before the City Council to adopt the Resolution of Intent to Annex. Within 60 days of the adoption of the Resolution of Intent to Annex, the City Council must hold a public hearing and consider and/or adopt the Resolution of Annexation.

As discussed in the attached Annexation Study, staff has performed an extensive review of this proposed annexation. 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 Resolution of Intent to Annex be approved.