

## STAFF REPORT

August 10, 2000

---

### **ANNEX #00AN006 - Petition for Annexation**

**ITEM 12**

---

#### GENERAL INFORMATION:

PETITIONER	Leo Hamm Family Ranch, LLC
REQUEST	<b>ANNEX #00AN006 - Petition for Annexation</b>
LEGAL DESCRIPTION	North Half of the North Half of the Northwest Quarter (N1/2 N1/2 NW1/4) and the North Half of the Northwest Quarter of the Northeast Quarter (N1/2 NW1/4 NE1/4) of Section 28, T1N, R7E of the BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 60 Acres
LOCATION	South of Wildwood Subdivision
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	Low Density Residential (City) General Agriculture District (County)
South:	General Agriculture District (County)
East:	Low Density Residential
West:	Suburban Residential District (PUD) (County)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the property listed in the attached Petition of Annexation, an area of 60 acres, more or less, be approved for annexation.

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

The subject property along with an adjacent 7.245 acre parcel and a 360 acre parcel are being petitioned for annexation. The two adjacent properties are under separate ownership and, as such, are being considered on separate Petition of Annexation requests. (See Petition for Annexation #00AN007 and #00AN008).

STAFF REVIEW: Staff has reviewed this proposed 60 acre annexation from the perspective of the City's ability to service this area and the appropriateness of the area for urban density development.

## STAFF REPORT

August 10, 2000

---

### ANNEX #00AN006 - Petition for Annexation

### ITEM 12

---

The property owners of this parcel and the two above referenced properties have been working with the City of Rapid City to extend City sewer and water to this area. An Infrastructure Development Partnership Fund has been established to finance the project. Preliminary plans identify that water will be extended from the Wildwood Subdivision through the subject property to the 360 acre parcel to be known as "Red Rock Estates". In addition, the sewer will be extended down Sheridan Lake Road to a lift station located within Red Rock Estates. In January of this year, the City Council approved a Layout Plat for Red Rock Estates that presented two alternative development scenarios. The first alternative called for the development of 280 single family units, 80 multi-family units, and an eighteen hole golf course. The second alternative identified the development of 480 single family units, 160 multi-family units, and open space in lieu of the golf course.

The City of Rapid City formally adopted four annexation goals as part of the Rapid City Annexation Policy Document. Those are:

- 1) The annexation of lands which are necessary for the orderly growth and development of the City;
- 2) The annexation of lands which are urbanized or urbanizing to the extent that they require an urban level of services;
- 3) The annexation of lands the development of which effects the health and/or safety of the residents of the City; and,
- 4) The annexation of lands to ensure an equitable tax base.

Staff review of the requested annexation suggests that the proposed annexation is a natural extension of the existing residential development along Sheridan Lake Road. Annexation of the area will allow the extension of the municipal sewer and water services necessary to support urban density development as required to protect the public health and safety. Further the annexation of this area will provide for an equitable tax base.

The annexation area is presently located in the Whispering Pines Fire Protection District. Under SDCL 31-31A-35 a municipality is obligated to compensate rural fire districts when annexations diminish their tax base. Tim Wagner, President of the Whispering Pines Rural Fire Protection District, has indicated that there are no outstanding capital improvements requiring reimbursement.

Staff received no adverse comments regarding the requested annexation. Based on compliance with the four criteria for the review of annexation requests and compliance with the requirements for annexation by petition, staff recommends approval of the annexation of the previously described property.