

## STAFF REPORT

August 10, 2000

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### ANNEX #00AN008 - Petition for Annexation

ITEM 16

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#### GENERAL INFORMATION:

PETITIONER	Buntrock-Graziano-Ward Development, LLC
REQUEST	<b>ANNEX #00AN008 - Petition for Annexation</b>
LEGAL DESCRIPTION	The unplatted balance of the North One-Half (N1/2), and the unplatted balance of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), and the unplatted balance of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), and the unplatted balance of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4), all located in Section Twenty-Nine (29), Township One North (T1N), Range Seven East of the Black Hills Meridian (R7E BHM); Together with an easement appurtenant thereto for ingress and egress to such property across the North One-Half of the Southeast Quarter (N1/2SE1/4) and across the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Twenty-Nine (29), Township One North (T1N), Range Seven East of the Black Hills Meridian (R7E BHM) as shown by a document recorded in Book 41 of Deeds on Page 1541 in the Office of the Register of Deeds; and Outlot A of Tract A of Countryside Subdivision, as shown by the plat recorded in Book 23 of Plats on Page 131 in the Office of the Register of Deeds; and Tract 1 and Well Lot of the Red Ridge Ranch and including Picardi Ranch Road as shown by the plat recorded in Book 24 of Plats on Page 158 in the Office of the Register of Deeds, all located in Pennington County, South Dakota
PARCEL ACREAGE	Approximately 360 Acres
LOCATION	North of Countryside Subdivision
EXISTING ZONING	Suburban Residential (PUD) (County)
SURROUNDING ZONING	
North:	General Agriculture (County)
South:	Suburban Residential w/ PUD (County)
East:	Suburban Residential w/ PUD (County)
West:	General Agriculture (County)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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**RECOMMENDATION:** Staff recommends that the property listed in the attached Petition of Annexation, an area of 360 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 60 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 #00AN006 and #00AN007).

**STAFF REVIEW:** Staff has reviewed this proposed 360 acre annexation from the perspective of the City's ability to service this area and the appropriateness of the area for urban density development.

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 loan has been established to finance the project. Preliminary plans identify that water will be extended from the Wildwood Subdivision through the 60 acre parcel to the subject property 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.

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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.