

STAFF REPORT

September 7, 2000

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**ANNEX #00AN007 - Petition for Annexation**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Dean R. Hamm
REQUEST	<b>ANNEX #00AN007 - Petition for Annexation</b>
LEGAL DESCRIPTION	A Tract of Land located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4, Section 29, T1N, R7E, BHM, Pennington County, South Dakota, more particularly described as follows: Beginning at the Northwest corner of the NE1/4 of the SE1/4, Section 29, T1N, R7E, BHM, Pennington County, South Dakota, thence S0°01'18"W a distance of 233.36 feet along the 1/16 line, to the point of beginning; thence, S11°16'08"E a distance of 329.83 feet; thence, S15°31'41"E a distance of 177.40 feet; thence, along a circular curve to the left with a radius of 1644.56 feet a distance of 292.92 feet, thence, S25°40'52"E a distance of 661.18 feet to the north right-of-way line of Sheridan Lake Road; thence, following the north right-of-way line of Sheridan Lake Road along a circular curve to the left with a radius of 1472.39 feet a distance of 286.48 feet, thence, S70°30'23"W a distance of 238.20 feet; thence, N0°00'27"W a distance of 417.58 feet; thence, N0°01'18"E a distance of 1094.65 feet to the point of beginning. The above described property is located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4, Section 29, T1N, R7E, BHM, Pennington County, South Dakota, and contains 7.244 acres, more or less.
PARCEL ACREAGE	Approximately 7.244 Acres
LOCATION	East of the intersection of Sheridan Lake Road and Tanager Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (PUD) (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (PUD) (County)
West:	Suburban Residential District (PUD) (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 7.244 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 360 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 #00AN008).

STAFF REVIEW: Staff has reviewed this proposed 7.244 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 approved by the City Council to assist in financing some of the infrastructure improvements. Preliminary plans identify that water will be extended from the Wildwood Subdivision through the 60 acre parcel to the 360 acre parcel to be known as "Red Rock Estates". In addition, the sewer will be extended down Sheridan Lake Road through the subject property 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 equable 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.

STAFF REPORT

August 10, 2000

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**ANNEX #00AN007 - Petition for Annexation**

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