

STAFF REPORT
March 24, 2005

No. 05AN001 - Petition for Annexation

ITEM 2

GENERAL INFORMATION:

PETITIONER	Dream Design International for SPF, LLC
REQUEST	No. 05AN001 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	Government Lot 4, the unplatted portion of the SE1/4 SW1/4, and the unplatted portion of the S1/2 SE1/4, Section 18, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 146.82 Acres
LOCATION	North of Country Road east of West Nike Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District/Low Density Residential District (Pennington County)
South:	General Agriculture District/Limited Agriculture District (Pennington County)
East:	General Agriculture District/Limited Agriculture District (Pennington County)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Petition for Annexation be continued to the **April 7, 2005** Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: **This staff report has been revised as of March 15, 2005. All revised and/or added text is shown in bold print.** This undeveloped property contains approximately 146.82 acres and is located north of Country Road and east of West Nike Road. The property is currently in the process of annexation and is zoned No Use District upon annexation into the City limits. Land located west of the subject property is zoned Low Density Residential District. Land located south and east of the subject property is zoned General Agriculture District and Limited Agriculture District by Pennington County. Land located north of the subject property is zoned General Agriculture District and Low Density Residential District by Pennington County.

In addition to this application for a Petition to Annex (05AN001), the applicant has submitted

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a request for a Rezoning from No Use District to Low Density Residential District (05RZ008) and a Planned Development Designation (05PD006), a Rezoning from No Use District to Medium Density Residential District (05RZ015) and a Planned Development Designation (05PD005), a Rezoning from No Use District to Low Density Residential District (05RZ014), a Layout Plat for the subject property (05PL022), a Variance to the Subdivision Regulations to waive the requirements to install curb, gutter, sidewalk, street light conduit, water and sewer (05SV012), and an Amendment to the Comprehensive Plan to change the land use from Planned Residential Development with a maximum density of 2.5 dwelling units per acre to Low Density Residential with a Planned Residential Development (05CA011).

STAFF REVIEW: Staff has reviewed the information provided by the applicant for all the submittals and is recommending that the Layout Plat be continued to allow the applicant to revise the Layout Plat document. Significant changes may occur on the property by revising the Layout Plat. As such, the applicant has requested that the Layout Plat and associated applications be continued to the March 24, 2005 Planning Commission meeting. Staff is recommending that the Petition for Annexation be continued to the March 24, 2005 Planning Commission meeting to allow the application to be heard in conjunction with the Layout Plat and associated applications. **The applicant is continuing to revise the Layout Plat document and, as such, requests that this item be continued to the April 7, 2005 Planning Commission meeting (Revised 3-15-05).**

Staff recommends that the Petition for Annexation be continued to the April 7, 2005 Planning Commission meeting at the applicant's request.