

STAFF REPORT
January 4, 2007

No. 06AN005 - Petition for Annexation

ITEM 6

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06AN005 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 of the N1/2 of the NW1/4 of the NW1/4 and the N1/2 of the N1/2 of the NE1/4 of the NW1/4, Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	At the southern terminus of Jolly Lane
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential II District - Low Density Residential II District (Planned Residential Development)
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential District (Planned Residential Development)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	12/8/2006
REVIEWED BY	Karen Bulman / Todd Peckosh

RECOMMENDATION: Staff recommends that the Petition for Annexation be approved contingent on any payment due to the Rapid Valley Fire Protection District.

GENERAL COMMENTS: The process for annexation by petition is provided for under Section 9-4-1 SDCL, which states that by resolution, the City may annex a contiguous area, if the written petition describing the boundaries of the area is signed by no less than three-fourths of the registered voters and by owners of no less than three-fourths of the value of the area to be annexed. This petition appears to meet all requirements for consideration under the provisions for a voluntary annexation.

STAFF REVIEW: This undeveloped property contains approximately 20 acres and is located at the southern terminus of Jolly Lane Drive. The property is currently zoned Limited Agriculture District in Pennington County and will be zoned No Use District upon annexation into the City limits. Land located north of the subject property is zoned Low Density Residential II District and Low Density Residential II District with a Planned Residential Development. Land located east of the subject property is zoned Low Density Residential

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District. Land located west and south of the subject property is zoned Limited Agriculture District by Pennington County. The draft Southeast Connector Neighborhood Land Use Plan indicates that this area may be appropriate for a Planned Residential Development with a maximum of 6.7 dwelling units per acre.

Future development of the subject property will require adequate water and sewer. Water and sewer plans in accordance with City standards shall be submitted for approval prior to any proposed construction.

The annexation area is presently located in the Rapid Valley Fire Protection District. Under SDCL 31-31A-35 a municipality is obligated to compensate rural Fire Districts when annexation diminishes their tax base. The Rapid Valley Fire District has been contacted to determine any costs that may need to be reimbursed. Annexation will be contingent on payment due to the Rapid Valley Fire District being paid by the City of Rapid City.

Staff recommends that the Petition for Annexation be approved contingent on any payment due to the Rapid Valley Protection District being paid by the City of Rapid City.