

STAFF REPORT
June 10, 2004

No. 04AN004 - Petition for Annexation

ITEM 2

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04AN004 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NE1/4 SW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: Beginning at a point on the center quarter corner of Section 3, T1N, R8E, BHM, being the Point of Beginning S01°55'13"W 32.76 feet; thence S00°11'11"E 88.67 feet; thence S00°09'00"E 534.94 feet; thence S00°14'00"E 78.04 feet; thence S00°08'24"E 79.09 feet; thence S00°25'02"E 76.82 feet; thence S00°25'12"E 131.95 feet; thence S89°43'28"W 227.75 feet; thence along a curve of said right-of-way Degeest Drive to the left having a radius of 209.15 feet through a central angle of 04°06'34" 15.00 feet along said curve of said right-of-way Degeest Drive; thence N89°45'15"E 100.33 feet; thence N00°15'47"W 114.37 feet; thence N45°19'06"W 155.71 feet; thence N40°36'54"W 801.34 feet; thence N28°02'56"W 84.11 feet; thence N10°47'21"W 75.92 feet; thence N89°56'03"E 9.86 feet; thence N00°09'17"W 26.01 feet; thence N89°56'03"E 802.06 feet; to the Point of Beginning; containing 11.00 acres more or less
PARCEL ACREAGE	Approximately 11 acres
LOCATION	East of Degeest Drive and north of Avenue A
EXISTING ZONING	Suburban Residential District - County
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Development Designation
South:	Suburban Residential District - County
East:	Suburban Residential District - County
West:	Suburban Residential District - County
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	05/14/2004
REVIEWED BY	Karen Bulman / Dave Johnson

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RECOMMENDATION: Staff recommends that the Petition for Annexation be approved.

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 is located east of Degeest Drive and north of Avenue A. The property is currently zoned Suburban Residential District by Pennington County. Land located north of the subject property is zoned Medium Density Residential District with a Planned Development Designation. Land located south, east and west of the subject property is zoned Suburban Residential District by Pennington County. The northern portion of the property is planned for residential development. The balance and majority of the subject property is a drainage area. This drainage area is currently located within County Tax Increment District #1, established for drainage improvements. The annexation of this property will not affect the County Tax Increment District.

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. Lowell Heinrich, President of the Rapid Valley Volunteer Fire District, has indicated that there are no outstanding capital improvement loans requiring reimbursement.

Staff has not received any adverse comments regarding the requested annexation and as such finds this area appropriate for annexation.