

STAFF REPORT

August 23, 2001

No. 01AN013 - Petition for Annexation

ITEM 3

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01AN013 - Petition for Annexation
LEGAL DESCRIPTION	SE1/4 SE1/4 Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.25 Acres
LOCATION	At the northwest corner of the intersection of Country Road and Nike Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Medium Density Residential District (City)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

GENERAL COMMENTS: The applicant is requesting to annex a 40 acre parcel as part of the proposed Northbrook Development. The property is located directly to the east of the Mallridge Subdivision or at the northwest quadrant of the intersection Country Road and Nike Road. The applicant is proposing a 106 lot residential subdivision. An associated rezoning request and a Planned Residential Development request have also been submitted for the subject property.

STAFF REVIEW: Staff has reviewed the annexation request and has noted the following considerations:

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. The petition appears to meet all requirements for consideration under the provisions for a voluntary annexation.

The west boundary and a portion of the southern boundary of the subject annexation is the boundary of the Incorporated Rapid City limits. It is the adopted policy of Rapid City that

STAFF REPORT

August 23, 2001

No. 01AN013 - Petition for Annexation

ITEM 3

prior to any platting of property that is adjacent to the City Limits, the subject property be annexed into the City of Rapid City. The proposed development for the Northbrook Subdivision complies with this annexation policy.

Staff received no adverse comments regarding the requested annexation and believes that the annexation of this property would provide more cohesive municipal boundaries and provide for more efficient street maintenance. Currently, a sanitary sewer lift station that provides service for the North Haines Avenue area is located on the subject property. City water is also located adjacent to the subject property.

The annexation request will incorporate the north half of Country Road and the west half of Nike Road. Pennington County Highway has indicated that they would prefer that the entire Country Road and Nike road be annexed. To incorporate the other half of the right-of-ways, the Pennington Board of Commissioners must petition for the annexation of those portion of the right-of-ways.