

STAFF REPORT

June 9, 2005

No. 05AN005 - Petition for Annexation

ITEM 4

GENERAL INFORMATION:

PETITIONER	Dream Design International, LLC
REQUEST	No. 05AN005 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	Beginning at a found point on the quarter corner of Section 28 and Section 29 T1N, R7E, BHM; thence S89°59'26"E 1064.51 feet; thence S63°16'56"W 75.68 feet; thence S58°41'53"W 119.08 feet; thence S67°34'57"W 52.00 feet; thence S76°02'59"W 119.17 feet; thence S88°05'02"W 104.00 feet; thence S89°59'30"W 626.72 feet; thence N00°18'06"W 148.20 feet; to the Point of Beginning; containing 3.12 acres more or less, located at the SW1/4, Section 28, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.12 acres
LOCATION	South of the intersection of Muirfield Drive and Coghill Lane
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	5/12/2005
REVIEWED BY	Karen Bulman / David L. Johnson

RECOMMENDATION: Staff recommends that the Petition for Annexation be approved contingent on any payment due to the Whispering Pines Volunteer Fire District being paid by the City of Rapid City.

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.

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STAFF REVIEW: This undeveloped property contains approximately 3.12 acres and is located north of Sheridan Lake Road and south of Redrock Meadow Subdivision at the intersection of Muirfield Drive and Coghill Lane. The property will be zoned No Use District upon annexation into the City limits. Land located north of the subject property is zoned Low Density Residential District. Land located south and east of the subject property is zoned Suburban Residential District by Pennington County. Land located west of the subject property is zoned Planned Unit Development by Pennington County. The applicant has applied to plat the subject property (05PL187) and rezone the property from No Use District to Low Density Residential District (05RZ039).

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