

STAFF REPORT
April 24, 2008

No. 08AN005 - Petition for Annexation

ITEM 7

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	David S. Lamb
REQUEST	No. 08AN005 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	The NW1/4 SW1/4, W1/2 W1/2 NE1/4 SW1/4, S1/2 SW1/4, E1/2 SE1/4 NE1/4 south of S.D. Highway 44, E1/2 E1/2 SE1/4, all in Section 15, T1N, R8E, BHM, Pennington County, South Dakota; and the N1/2 N1/2 of Section 22, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 339.5 acres
LOCATION	South of East S.D. Highway 44
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	No Use District - General Agriculture District
East:	Limited Agriculture District (Pennington County)
West:	Low Density Residential District (Planned Residential Development) - Low Density Residential II District (Planned Residential Development) - General Agriculture District - Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION: Staff recommends that the Petition for Annexation be approved contingent on any payment due to the Rapid Valley Fire Protection District being made 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 339.5 acres and is located south of S.D. Highway 44 and west of Reservoir Road. The property is void of any existing structures. The property is zoned Limited Agriculture District by Pennington County and will be zoned No Use District upon annexation into the City limits. Land located north and east of the property is zoned Limited Agriculture District by Pennington County. Land located south of the property is zoned No Use District and General Agriculture District. Land located west of the property is zoned General Agriculture District, Low Density Residential District with a Planned Residential Development, Low Density Residential II District with a Planned Residential Development and Limited Agriculture District by Pennington County. The draft Southeast Connector Future Land Use Plan indicates that this area may be appropriate for Low Density Residential land uses and Public land uses with an alternate Low Density Residential land use. In addition, the northeastern portion of the Land Use Plan adjacent to S. D. Highway 44 is identified as Neighborhood Commercial land uses. The Southeast Connector Plan further indicates the extension of Fairmont Boulevard, a minor arterial street on the Major Street Plan, located between Section 15 and Section 22.

The proposed annexation area is presently located in the Rapid Valley Fire Protection District. Under SDCL 31-31A-35, a municipality is obligated to compensate 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 made by the City of Rapid City.

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