

STAFF REPORT
June 21, 2012

No. 12AN002 - Petition for Annexation

ITEM 2

GENERAL INFORMATION:

APPLICANT	LaDale and Monica (Lomheim) Besler
AGENT	AA No Agent
PROPERTY OWNER	LaDale and Monica (Lomheim) Besler
REQUEST	No. 12AN002 - Petition for Annexation
EXISTING LEGAL DESCRIPTION	Lot A of Tract O less lots H1, H2, & H3, Grays Subdivision, located in Section 32, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.14 acres
LOCATION	5215 South Canyon Road
EXISTING ZONING	General Agriculture District (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District
East:	Low Density Residential District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Septic system and private well
DATE OF APPLICATION	June 4, 2012
REVIEWED BY	Karen Bulman / Ted Johnson

RECOMMENDATION:

Staff recommends that the Petition for Annexation be continued to the July 5, 2012 Planning Commission meeting.

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 property contains approximately 4.14 acres and is located at 5215 South

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Canyon Road. A residential structure is located on this property. The adjacent properties to the south and east are within the City limits.

The property is zoned General Agriculture District by Pennington County and will be zoned No Use District upon annexation into the City limits. Land located south and east of the property is zoned Low Density Residential District. Land located north and west of the property is zoned General Agriculture District by Pennington County. The City's Future Land Use Plan identifies the property as appropriate for Residential land use. Portions of this property are located in the floodplain and may require a Floodplain Development Permit prior to obtaining any future building permits.

The proposed annexation area is presently located in the Doty Fire Protection District. Under SDCL 34-31A-35, a municipality is obligated to compensate Fire Districts when annexation diminishes their tax base. The Doty Fire Protection District has been contacted to determine any costs that may need to be reimbursed. Annexation will be contingent on payment due to the Doty Fire Protection District being made by the City of Rapid City.

The applicant has requested annexation into the City limits to be able to receive City water services. The applicant has requested that the Petition of Annexation be continued to the July 5, 2012 Planning Commission meeting to allow further discussions with staff regarding water service once the property is annexed into the City limits.

Staff recommends that the Petition of Annexation be continued to the July 5, 2012 Planning Commission meeting.