

# Planning Commission Agenda Memo

**From:** Staci Bungard, City Planner

**Meeting:** May 5, 2020

**Subject:** Annexation Request for the North ½ of the South West ¼ of Section 34, Township 110 North, Range 50 West of the 5<sup>th</sup> P.M., Brookings County, South Dakota.

**Person(s) Responsible:** Staci Bungard, City Planner

## **Summary:**

The landowner is petitioning the City to annex a total of 80 acres into the City limits for the purposes of future residential development. The property is generally located along West 16<sup>th</sup> Avenue South between 8<sup>th</sup> Street South and 20<sup>th</sup> Street South in the Joint Jurisdiction Area.

## **Background:**

The property is immediately south of Timberline Addition and is contiguous to the City limits. The land is currently vacant and is south of the existing City limits. Annexation of the land will allow the developer to proceed with the development process and extend municipal utilities.

The owner is planning to submit a rezoning request and Preliminary Plat once the land is annexed into the City. The Planning Commission makes a recommendation to the City Council on annexation requests. The City Council will consider the annexation request by acting on a resolution.

## **Discussion:**

The state statutes allow for two (2) types of annexations including a landowner initiated process and a city initiated process. In this case, the landowner is requesting a portion of property be annexed into the City for the purpose of future residential development. The Comprehensive Plan envisions the land to be developed as medium density residential and it designates the area as a Phase 1 annexation priority. The annexation is a logical extension of the City limit boundaries as the land is adjacent to the City limits. Utilities are available to the area and can be extended to serve the property in the future.

## **Legal Consideration:**

None.

## **Financial Consideration:**

None.

**Options:**

The Planning Commission has the following options:

1. Approve as presented
2. Deny

**Staff Recommendation:**

Staff recommends approval of the annexation request.

**Action Requested:**

Approval of an annexation request.

**Supporting Documentation:**

1. Notice
2. Memo
3. Petition to Annex
4. Exhibit Map
5. Aerial Map
6. Annexation Map – Comp Plan
7. Resolution