

STAFF REPORT

June 13, 2001

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**No. 01VE006 - Vacation of Drainage and Utility Easement**

**ITEM**

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GENERAL INFORMATION:

PETITIONER	RCS Construction
REQUEST	<b>No. 01VE006 - Vacation of Drainage and Utility Easement</b>
LEGAL DESCRIPTION	Lots 1 and 2, Carefree Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	2.73 acres
LOCATION	Immediately north of 2220 South Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District and Light Industrial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and septic
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Vacation of Drainage and Utility Easement be approved with the following stipulation:

Engineering Division Recommendations:

1. Prior to City Council approval, final inspection of the newly installed septic system on Lot 3 of Carefree Subdivision and the abandoned septic system on Lot 2 of Carefree Subdivision shall be completed.

GENERAL COMMENTS: The applicant is proposing to construct a 28,000 square foot building that will cross the lot line between Lots 1 and 2 of Carefree Subdivision. Currently, the drainfield for the septic system for the building on Lot 3 of Carefree Subdivision is located within an easement on Lot 2 of Carefree Subdivision. On March 19, 2001 the City Council approved a Use on Review to allow a warehouse in excess of 5,000 square for this property with thirteen stipulations. One of these stipulations required that prior to issuance of a Building Permit the eight foot minor drainage and utility easements be vacated. Therefore, the applicant has submitted this vacation request.

STAFF REVIEW: Staff has reviewed the request and notes the following:

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Utility Company Response: The vacation of drainage and utility easement requires the permission of all affected utility companies. All of the five affected utility companies have responded and none of the responding companies have indicated any opposition to the vacation.

Engineering Concerns: As mentioned previously, the drainfield for the septic system for the building on Lot 3 of Carefree Subdivision is located in an easement on Lot 2 of Carefree Subdivision. The owner of Lot 3 has obtained the necessary on-site wastewater disposal system permit to install a septic system on Lot 3 and abandon the existing septic system on Lot 2 of Carefree Subdivision. However, construction of the new septic system and abandonment of the existing septic system is not complete at this time. Therefore, staff is recommending that prior to City Council approval of the vacation request, final inspection by the Engineering Division of the newly installed septic system on Lot 3 of Carefree Subdivision and the abandoned septic system on Lot 2 of Carefree Subdivision shall be completed.