

STAFF REPORT

July 26, 2001

No. 01VR002 - Vacation of Right Of Way

ITEM 19

GENERAL INFORMATION:

PETITIONER	Gary Renner for Larry Teuber
REQUEST	No. 01VR002 - Vacation of Right Of Way
LEGAL DESCRIPTION	Right-of-way located in Government Lot 3 and Government Lot 4, Section 5, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	NA
LOCATION	Approximately 1 1/2 miles south of the intersection of Sheridan Lake Road and Clarkson Road
EXISTING ZONING	Low Density Residential (County)
SURROUNDING ZONING	
North:	Low Density Residential (County)
South:	Low Density Residential (County)
East:	Low Density Residential (County)
West:	Low Density Residential (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Vacation of Right-Of-Way Plat be approved.

GENERAL COMMENTS: This Vacation of Right-of-Way request has been submitted in conjunction with a proposed Layout Plat (see related Staff Report). The Layout Plat proposes to replat five existing lots by reconfiguring them into four new lots. The subject property is located near the southern end of Clarkson Road within the City's three-mile platting jurisdiction. The subject property is located on the north side of Clarkson Road near the intersection of Clarkson Road and Quail Drive.

The four lots to be platted will range in size from approximately 3.16 acres to 6.42 acres. The Quail Drive right-of-way extends through the property from east to west although only the western-most portion of this right-of-way is developed as a road. It is the unimproved eastern segment of the Quail Drive right-of-way that is proposed to be vacated.

STAFF REVIEW: Staff has reviewed this proposed Vacation request and the associated Layout Plat. The applicant has submitted additional information which allowed staff to complete a full review of the requests. As noted earlier, the portion of right-of-way being proposed to be vacated is currently undeveloped. All lots adjacent to the proposed vacation take access from other developed right-of-ways. The vacation would not landlocked any

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properties. Due to the alternative access available to the properties, Staff supports the vacation of right-of-way request.