

STAFF REPORT

September 12, 2001

No. 01VE014 - Vacation of existing 16 foot wide drainage easement ITEM

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Ivan and Marlene Kundel
REQUEST	No. 01VE014 - Vacation of existing 16 foot wide drainage easement
LEGAL DESCRIPTION	Lot 12, Block 6, Scenic Valley Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .23 acres
LOCATION	5256 Basswood Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary sewer and water
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the vacation and relocation of an existing 16 foot wide drainage easement be approved with the following stipulation:

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall provide a revised exhibit identifying a 20 foot wide major drainage easement along the south property line.

GENERAL COMMENTS: The applicant has submitted this request to vacate an existing major drainage easement located within the subject property and relocate the major drainage easement to the south property line. Currently, a single family dwelling is located on the subject property. The drainage plans submitted with the plat of this property identified that a drainage ditch would be constructed approximately 70 feet north of the southeast property corner and extended across the subject property to the southwest property corner. The drainage ditch was actually constructed along the south property line because the ditch as identified on the original drainage plan made the backyard difficult for the property owner to utilize and landscape. Therefore, the applicant is requesting that the major drainage easement be relocated to coincide with the actual location of the drainage ditch. The property is located in Pennington County, outside of the City limits of Rapid City, but within the City's three mile platting jurisdiction.

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STAFF REVIEW: The Pennington County Highway Department and Rapid City Engineering Division Staff have reviewed this request and noted that though not constructed in the location identified on the approved subdivision improvements plan the drainage ditch constructed along the subject property's south property line is sufficient to convey the drainage generated by the subject property as well as the property to the east. The Engineering Division Staff has requested that the applicant enlarge the major drainage easement to 20 feet in width to ensure that the existing swale and berm will be located entirely within the new easement.