

STAFF REPORT

September 26, 2001

No. 01VE004 - Vacation of Drainage Easement

ITEM

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01VE004 - Vacation of Drainage Easement
LEGAL DESCRIPTION	Lot A of Feigels West Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.670 Acres
LOCATION	120 North LaCrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval, a miscellaneous document shall be filed at the Register of Deed's Office granting a revised drainage easement as specified by the Engineering Division.

GENERAL COMMENTS: The City is proposing to vacate .07 acres of an existing drainage easement located on the subject property. The property is currently owned by the Black Hills Workshop and Training Center. An apartment building is located on the property and is occupied by students of the Black Hills Workshop and Training Center. The drainage easement is located along the north and east lot lines, north of the existing apartment building.

STAFF REVIEW: The property is located in the Knollwood Drainage Basin. The City is proposing to construct a detention pond on property located directly north of the subject property to address drainage concerns relative to the Knollwood Drainage Basin. An outlet structure is also being proposed to extend from the south end of the detention pond onto the subject property requiring the reconfiguration of the existing drainage easement located on the property. The property owner has agreed to grant the City a revised drainage easement to insure that the drainage improvements are located within an easement in

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exchange for vacating that portion of the drainage easement that will no longer be utilized and/or necessary. As such, the City is proposing to vacate the drainage easement as identified on the attached document. The Engineering Division has indicated that a miscellaneous document must be filed at the Register of Deed's Office to secure the revised drainage easement prior to vacating any portion of the existing drainage easement.