

STAFF REPORT

May 1, 2002

No. 02VE004 - Vacation of Major Drainage Easement

ITEM

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Eddie's Truck Sales
REQUEST	No. 02VE004 - Vacation of Major Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot A of Tract 2 of Kormylo Subdivision, located in the SW1/4 NW1/4, Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.95 acres
LOCATION	Northeast corner of South Highway 79 and Minnesota Street
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	Heavy Industrial District
East:	Heavy Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/13/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Vacation of Major Drainage Easement be approved.

GENERAL COMMENTS: The applicant is requesting to vacate a portion of a major drainage easement located on the north and east boundaries of the property. The subject property is undeveloped and is located near the upper end of the Robbinsdale Drainage Basin. It is located in a Heavy Industrial Zoning District. The zoning surrounding this property is also Heavy Industrial.

A channel was constructed along the north and east sides of the subject property to allow for drainage and fill has been added to the property. By developing the channel to carry the required flow of water for the drainage area, the subject property was eligible for a map revision from the Federal Emergency Management Agency. The 100 year peak discharge remains at 1390 cfs. The applicant has obtained a Letter of Map Revision from the Federal Emergency Management Agency to allow the requested area to be removed from the Special Flood Hazard Area.

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STAFF REVIEW: The City Engineering Department has a copy of the Letter of Map Revision on file in their department. Staff has reviewed the request and based on the Letter of Map Revision, recommends approval.