

STAFF REPORT

May 8, 2003

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**No. 03VR001 - Vacation of Right-of-Way**

**ITEM 40**

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GENERAL INFORMATION:

PETITIONER	TSP Three, Inc.
REQUEST	<b>No. 03VR001 - Vacation of Right-of-Way</b>
EXISTING LEGAL DESCRIPTION	Lot 10A, Block 1, Owen Mann Subdivision; Lots 12 thru 16 less Lot H-2 and H-3, Block 1, Owen Mann Subdivision, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 acres
LOCATION	The cul-de-sac along Kinney Court
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District/Office Commercial District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District/Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/11/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Vacation of Right of Way be continued to the June 5, 2003 Planning Commission Meeting to be heard in conjunction with the corresponding Initial and Final Development Plan for a Planned Development Designation.

GENERAL COMMENTS: The applicant is proposing to vacate a public right of way along Kinney Court. The portion of Kinney Court that is proposed to be vacated is the portion that abuts Lots 10A & 12 through 16 less Lot H-2 & H-3, Block 1, Owen Mann Subdivision.

STAFF REVIEW: Staff recommends that the vacation of Right-of-Way be continued in conjunction with the corresponding Initial and Final Development Plan for the Planned Development Designation. Staff is recommending the vacation be continued to attempt to mitigate the impacts of the Initial and Final Development Plan.