

STAFF REPORT

August 21, 2003

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**No. 03VE009 - Vacation of Access Easement**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Donald Douma for Atonement Lutheran Church
REQUEST	<b>No. 03VE009 - Vacation of Access Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot A, Block 6, Northern Heights Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	522 Anamosa Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District/Medium Density Residential District
South:	Medium Density Residential District
East:	General Commercial District/Planned Commercial Development
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	07/21/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Vacation of a 30 foot wide Access Easement along the north property boundary be approved.

GENERAL COMMENTS: The applicant is proposing to vacate a thirty foot wide access easement located across the north boundary of the subject property. The easement was originally established to provide a secondary access from Haines Avenue to Atlas Street for the undeveloped property on Haines Avenue located east of the subject property. The property located on Haines Avenue has now been developed into a commercial structure. A retaining wall located on the west side of the Haines property now separates the commercial property from the subject property. The retaining wall and the new configuration of the Haines Avenue property eliminate the need for the secondary access. In addition, the City will not support a secondary access onto Haines Avenue.

STAFF REVIEW: Staff has reviewed the request and recommends approval of the Vacation of

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Access Easement as shown on Exhibit "A".