

STAFF REPORT

June 28, 2005

No. 05VE006 - Vacation of Minor Drainage Easement

GENERAL INFORMATION:

PETITIONER	Britton Engineering for B & G Sundby
REQUEST	No. 05VE006 - Vacation of Minor Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot B of Lot 14, less north 80 feet of east 255 feet, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.76 acres
LOCATION	Between the south side of Harmony Lane and the north side of Leland Lane
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/23/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of Minor Drainage Easement be approved.

GENERAL COMMENTS: The subject property is located on the west side of 32nd Street between Leland Lane and Harmony Lane. The subject property is currently void of any structural development. The applicant is proposing to construct a 16 unit apartment complex on the subject property. The proposed structure will be located over a portion of the existing drainage easement located on the subject property. The existing drainage easement was recorded as a miscellaneous document in 1938. The applicant is requesting that a portion of the recorded Minor Drainage Easement be vacated to allow the construction of a structure on the subject property.

STAFF REVIEW: Staff has reviewed the Vacation of a Minor Drainage Easement request and has noted the following issues:

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Drainage Plan/Report: Staff noted that the drainage plan and report submitted by the applicant shows that the existing drainage and new drainage on the property created by the increase in impervious surface will be accommodated. Staff has reviewed the drainage plan and report submitted and feels that the measures taken to accommodate drainage on the subject property are adequate. As such, staff is recommending approval of the Vacation of Minor Drainage Easement.