

STAFF REPORT
April 11, 2006

No. 06VE005 - Vacation of a Drainage Easement

ITEM

GENERAL INFORMATION:

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|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| PETITIONER | CETEC Engineering Services, Inc. for Scott Nelson |
| REQUEST | No. 06VE005 - Vacation of a Drainage Easement |
| EXISTING LEGAL DESCRIPTION | Lot 7 of Grimm Addition located in the NE1/4 NW1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.70 acres |
| LOCATION | 1600 E. Highway 44 |
| EXISTING ZONING | Light Industrial District |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | Light Industrial District |
| East: | Light Industrial District |
| West: | Medium Density Residential District |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 3/23/2006 |
| REVIEWED BY | Travis Tegethoff / Emily Fisher |

RECOMMENDATION:

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

1. Prior to Public Works Committee approval the applicant must submit a revised grading/drainage plan for review and approval.

GENERAL COMMENTS: The subject property is located on the north side of Highway 44 and east of Creek Drive. The subject property is currently void of any structural development. The applicant is proposing to vacate a 37 foot wide portion of drainage easement as shown on Exhibit "A".

STAFF REVIEW: Staff has reviewed the request for a Vacation of a Drainage Easement as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Grading/Drainage: Staff noted that the proposed grading/drainage plan and drainage calculations meet the minimum requirements of the Drainage Criteria Manual and the Perrine Drainage Basin Plan. Staff has reviewed the information and concurs with the request to vacate the drainage easement as proposed. Staff also noted that prior to Public

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Works Committee approval a revised grading/ drainage plan must be submitted for review and approval showing that the entire detention pond is contained within the drainage easement.

Staff recommends that the Vacation of the Drainage Easement be approved with the above stated stipulation.