

STAFF REPORT
May 25, 2006

No. 06VE011 - Vacation of Utility and Drainage Easement

ITEM

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Tara Alyss, LLC
REQUEST	No. 06VE011 - Vacation of Utility and Drainage Easement
EXISTING LEGAL DESCRIPTION	Lots A and B of Block 28, Airport Addition, located in the SE1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .40 acres
LOCATION	North of Curtis Street and east of Haines Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	Low Density Residential District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/11/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of Utility and Drainage Easement be approved with the following stipulations:

1. Prior to City Council approval, Exhibit "A" shall be signed by a Registered Professional Engineer; and,

GENERAL COMMENTS: The subject property is located north of Curtis Street and east of Haines Avenue. The subject property is currently void of any structural development. The applicant is proposing to vacate the ten foot wide utility and drainage easements along the side lot lines located between Lots A and B in order to combine the lots and develop the property.

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

Utility Company Approval: The vacation of a utility easement requires permission of all affected

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utility companies. All of the affected utility companies have been contacted and all five affected utility companies have provided written documentation that they do not have existing or proposed services within the easement and have no objections to vacating the utility easement.

Floodplain: Staff noted that the proposed vacation is within the 100 year hydraulic floodplain. The applicant has submitted a revision to FEMA to remove the property from the 100 year floodplain. A grading plan is included with that application.

Future Development: Staff noted that prior to any potential development across the two lots, the property must be either replatted into one lot or combine the lots by signing a developmental lot agreement.

Staff is recommending that the Vacation of Utility Easement be approved with the stated stipulations.