

STAFF REPORT
July 11, 2006

No. 06VE015 - Vacation of Utility and Drainage Easement

ITEM

GENERAL INFORMATION:

PETITIONER	enVision Design, Inc. for Presbyterian Retirement Village of Rapid City, Inc.
REQUEST	No. 06VE015 - Vacation of Utility and Drainage Easement
EXISTING LEGAL DESCRIPTION	Lots 3 thru 6, Block 1, Terracita Park Subdivision, as shown on the plat filed in plat book 31, page 108, located in the NW1/4 SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.06 acres
LOCATION	Northeast of the intersection of Alta Vista Drive and Minnesota Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Neighborhood Commercial District
East:	Office Commercial District (Planned Commercial Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Vacation of Utility and Drainage Easement be approved.

GENERAL COMMENTS: The subject property is located northeast of the intersection of Alta Vista Drive and Minnesota Street. The subject property is currently void of any structural development. The applicant is proposing to vacate the eight foot wide utility and drainage easements along the side lot lines located between Lots 3 and 4, Lots 4 and 5, and Lots 5 and 6 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:

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

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.

Drainage: Staff has reviewed the application as it applies to any drainage in the area and determined that there is no existing or proposed drainage that will be affected by the vacation of the easement.

Staff is recommending that the Vacation of the Utility and Drainage Easement be approved.