

STAFF REPORT  
July 6, 2006

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**No. 06VR006 - Vacation of Section Line Highway**

**ITEM 39**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Development, LLC
REQUEST	<b>No. 06VR006 - Vacation of Section Line Highway</b>
EXISTING LEGAL DESCRIPTION	The Section Line highway located adjacent to SW1/4 SW1/4, Section 13, T1N, R7E; and adjacent to the NW1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.19 Acres
LOCATION	South of Minnesota Street and west of Fifth Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of Section Line Highway be approved with the following stipulation:

1. Prior to City Council approval, documentation from US West Communications shall be submitted indicating no objection to the vacation request.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Section Line Highway request to vacate a section line highway located along a portion of the north lot line of the subject property. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into 48 residential lots. The applicant has also submitted an Initial and Final Residential Development Plan to allow 48 single family residences on the subject property. (See companion items# 06PL087 and 06PD038.)

On March 20, 2006, the City Council approved a Layout Plat to create 92 residential lots which included the subject property. On June 22, 2006, the Planning Commission approved

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a SDCL 11-6-19 Review to extend sewer and water mains through a portion of the subject property.

The property is located at the western terminus of Stumer Road and Enchanted Pines Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Vacation of Section Line Highway and has noted the following considerations:

Utilities: All of the affected utility companies have submitted documentation concurring with the proposed vacation request with the exception of US West Communications. As such, staff is recommending that prior to City Council approval, documentation from US West Communications must be submitted for review and approval indicating concurrence with the vacation request.

Street Networking: The section line highway is not identified on the Major Street Plan as an arterial and/or collector street. In addition, all of the adjacent properties have an alternate means of access. As such, staff is recommending that the Vacation of Section Line Highway be approved with the stipulation of approval as identified above.