

STAFF REPORT
July 5, 2007

No. 07VR005 - Vacation of Right-of-way

ITEM 40

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07VR005 - Vacation of Right-of-way
EXISTING LEGAL DESCRIPTION	The portion of the unplatted balance lying between Lancer Drive and Elk Vale Road of the SE1/4 less Lot H1, less Lots H3 and H4 of the W1/2 SE1/4 and less Lots H3, H4 and H5 of the E1/2 SE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.7 acres
LOCATION	Southwest of the intersection of Lancer Drive and Elk Vale Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Suburban Residential District
West:	General Commercial District
PUBLIC UTILITIES	Water and Sewer
DATE OF APPLICATION	5/11/2007
REVIEWED BY	Jonathan Smith / Emily Fisher

RECOMMENDATION:

Staff recommends that the Vacation of Right-of-way be continued to the October 4, 2007 Planning Commission meeting with the applicant's concurrence.

GENERAL COMMENTS:

(Update June 22, 2007) All revised text is shown in bold. On June 22, 2007 staff met with the applicant to discuss this Vacation of Right-of-way request. Staff noted sewer improvements are planned within this area in the future. However the Lancer Drive Sanitary Sewer Improvement Study is not complete at this time. Staff has noted that prior to making a recommendation, the aforementioned study needs to be completed and reviewed. Staff recommends that this item be continued to the October 4, 2007 Planning Commission meeting to allow the Lancer Drive Sanitary Sewer Improvement Study to be completed.

(Update June 7, 2007) All revised text is shown in bold. This item was continued at the June 7,

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2007 Planning Commission meeting to allow the applicant to meet with Staff to discuss this item. As of this writing the meeting has not been scheduled. Staff recommends that this item be continued to the July 5, 2007 Planning Commission.

The applicant has submitted a Vacation of Right-of-Way request to vacate 2.7 acres along Lancer Drive. The subject property is located west of the intersection of Lancer Drive and Elk Vale Road. The subject property is currently zoned General Commercial District, and is void of any structural development. The applicant has indicated that the intent of this vacation request is to obtain additional property on an irregular shaped parcel of land.

STAFF REVIEW:

Staff has reviewed the Vacation of Right-of-Way request and noted the following considerations:

WATER AND SEWER:

The applicant is requesting to vacate a portion of right-of-way measuring 30 feet by 624 feet that lies parallel with Lancer Drive. Staff has noted that currently a 12 inch water main belonging to Rapid Valley Water Association lies along the portion to be vacated. In addition a 66 inch storm sewer culvert also lies within the area to be vacated. The applicant has not indicated permanent easements to serve the water main and culvert on the site plan, nor has the applicant indicated that these utilities are to be relocated.

Staff has noted that construction of additional water and sewer mains within the area is planned within the next two years.

UTILITIES:

The Vacation of Right-of-Way request requires permission of all affected utility companies. As of this writing, of the six utility companies only Prairie Wave Communications and Montana-Dakota Gas Company have responded with no objection to this request.

MAJOR STREET PLAN:

Lancer Drive is not identified on the Major Street Plan as an arterial or collector street. Lancer Drive is classified as a subcollector street which requires a minimum 47 feet of right-of-way width (without on street parking). The right-of-way width for Lancer Drive currently measures 175 feet.

Currently a 12 inch water main, and a 66 inch culvert lies within the subject property. In addition future water and sewer improvements are planned within the area. Staff recommends that the request to vacate a portion of right-of-way along Lancer Drive be denied without prejudice.

Staff recommends that this item be continued to the October 4, 2007 Planning Commission to allow time for the Lancer Drive Sanitary Sewer Improvements Study to be completed and reviewed.