

STAFF REPORT
July 30, 2007

No. 07VE024 - Vacation of a portion of Utility and Drainage Easement

GENERAL INFORMATION:

PETITIONER	enVision Design, Inc.
REQUEST	No. 07VE024 - Vacation of a portion of Utility and Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 7 of Block 2 of Robbinsdale Addition No. 9, located in the NW1/4 NE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.22 acres
LOCATION	3412 Hemlock Street
EXISTING ZONING	Medium Density Residential District
	SURROUNDING ZONING
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Light Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/20/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of a portion of Utility and Drainage Easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate a portion of an existing Utility and Drainage Easement. The property is located at 3412 Hemlock Street. A single family residence is currently located on the property. The applicant has indicated that this vacation is needed in order to construct a single stall attached garage. Staff has noted that the Zoning Board of Adjustment granted the applicant a variance to reduce the side yard setback on the south side of the property to six feet on July 17, 2007. The property is currently zoned Medium Density Residential.

STAFF REVIEW: The applicant is proposing to vacate a 96 square foot portion of an existing eight foot wide minor drainage and utility easement as shown in Exhibit "A". The easement runs generally north and south along the entire west property line of the property.

Grading and Drainage: Staff has noted that drainage information was submitted for review in

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conjunction with this vacation request. Staff reviewed the drainage information and found that the proposed vacation of the Utility and Minor Drainage Easement will not adversely affect the property or any surrounding properties.

Utility Company Approval: The vacation of a utility easement requires permission of all affected utility companies. Staff noted that all of the affected utility companies have been contacted. All five affected utility companies have provided written documentation indicating that they do not have objections to vacating the utility easement.

Staff recommends that the Vacation of a portion of the Minor Drainage and Utility Easement be approved.