

STAFF REPORT
November 21, 2007

No. 07VR012 - Vacation of Section Line Highway

ITEM 32

GENERAL INFORMATION:

APPLICANT	PLM Land Development, LLC
AGENT	Lawrence M. Kostaneski for Centerline, Inc.
PROPERTY OWNER	PLM Land Development, LLC and Youth & Family Services Foundation
REQUEST	No. 07VR012 - Vacation of Section Line Highway
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SE1/4 SW1/4, Section 13, T1N, R7E, and the NE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.001 acres
LOCATION	West of Enchantment Road and North of Enchanted Pines Drive
EXISTING ZONING	Public District - Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Public District
South:	Low Density Residential District (Planned Residential Development)
East:	Public District
West:	General Agriculture District - Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/26/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of Section Line Highway be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Section Line Highway request to vacate a portion of section line highway located in the unplatted balance of the SE1/4 SW1/4, Section 13, T1N, R7E, and the NE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. The property is located north of Enchanted Pines Drive and west of Enchantment Road and is currently void of any structural development. The reason for the Vacation of Section Line Highway request is to develop residential lots along this area.

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On October 2, 2006, City Council approved a Vacation of Section Highway Request (#06VR007) for the adjacent section line highway to the east lying in the SW1/4 SW1/4 SE1/4, Section 13, and the NW1/4 NW1/4 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

STAFF REVIEW:

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

Petition to Vacate Public Right-of-Way: The applicant, PLM Land Development, LLC, and the adjacent property owner, Youth & Family Services Foundation, have submitted a petition to vacate a portion of section line highway that extends through the property to allow for the development of residential lots. The adjacent properties have access from the south with the existing Kiowa Lane and Enchantment Road right-of-ways.

Utility Company Approval: The vacation of a section line highway 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 section line highway.

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. In particular, the existing street networking within this area and the proposed future street extensions as shown on the master plan for the PLM Subdivision provide adequate street networking through the area. As such, staff is recommending that the Vacation of Section Line Highway be approved.