

STAFF REPORT
April 15, 2008

No. 08VE006 - Vacation of a portion of a major drainage easement

GENERAL INFORMATION:

APPLICANT	Donavan Broberg for ARC International
AGENT	Dan Ferber for Ferber Engineering Company
PROPERTY OWNER	Joseph A Kieffer
REQUEST	No. 08VE006 - Vacation of a portion of a major drainage easement
EXISTING LEGAL DESCRIPTION	Lot A, Stoney Creek South Subdivision, SW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximatey 1.18 acres
LOCATION	South of the intersection of Sheridan Lake Road and Catron Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Agricultural District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	city water and sewer
DATE OF APPLICATION	3/14/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of a portion of a major drainage easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate a portion of an existing major drainage on Lot A of Stoney Creek South Subdivision as shown in Exhibit "A". The easement runs generally north and south across the east side of the property.

The property is located east of Sheridan Lake Road and south of Catron Boulevard in the Stoney Creek South Subdivision. Currently, the property is void of structural development. The applicant is proposing to construct a commercial development on the property in the future. By vacating the easement the proposed structures could be located further from Sheridan Lake Road and more of the property would be developable.

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STAFF REVIEW: Staff has reviewed the Vacation of a Drainage Easement request and has noted the following issues:

Grading and Drainage: Staff noted that the applicant submitted a grading plan and drainage calculations for the property that shows the proposed vacation of the drainage easement will not have any significant adverse effects on the existing drainage route and surrounding properties. In addition, the property has a Planned Development Designation and any potential drainage issues could be addressed during the review and approval of a Planned Commercial Development – Initial and Final Development Plan.

Staff has reviewed the request for the vacation of a portion of a major drainage easement and has determined that the easement will not effect future development. As such, Staff recommends that the Vacation of the Drainage and Utility Easement be approved.