

STAFF REPORT
March 27, 2008

No. 08VR003 - Vacation of Right-of-way

ITEM 54

GENERAL INFORMATION:

APPLICANT	David Miller for Youth & Family Services, Inc.
AGENT	FourFront Design, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08VR003 - Vacation of Right-of-way
EXISTING LEGAL DESCRIPTION	The Monroe Street Right-of-way on the north 14 feet of Monroe Street contiguous with Lot A of Block 12, Wise's Addition, located in the SE1/4 of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.34 acres
LOCATION	410 East Monroe Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Public District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/29/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of Right-of-way be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Right-of-Way request to vacate a portion of Monroe Street right-of-way adjacent to Lot A of Block 12, Wise's Addition, located in the SE1/4 of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. The property is located at 410 East Monroe Street. The applicant is proposing to vacate the right-of-way to allow for the construction of additional parking for the Youth and Family Services facility.

STAFF REVIEW:

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

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Petition to Vacate Public Right-of-Way: The applicant and the adjacent property owners have submitted a petition to vacate a portion of Monroe Street right-of-way that extends along the south side of the property to allow for future construction of additional parking. The adjacent properties have access from the remaining Monroe Street right-of-way.

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 affected utility companies have provided written documentation indicating that they do not have objections to vacating the right-of-way.

Water System: Staff noted that the existing water main is located along the south side of Monroe Street and will not be affected by the proposed vacation of right-of-way.

Waste Water System: Staff noted that there is no existing sewer main in this portion of Monroe Street and will not be affected by the proposed vacation of right-of-way.

Street Networking: The right-of-way is identified as a sub-collector street requiring a minimum of 52 feet of right-of-way. There is currently 80 feet of right-of-way along Monroe Street and the applicant is proposing to vacate the northern 14 feet of right-of-way. The remaining right-of-way of 66 feet exceeds the 52 feet requirement for a sub-collector street. As such, staff is recommending that the Vacation of Right-of-Way be approved.