

STAFF REPORT
July 1, 2008

No. 08VE014 - Vacation of Drainage Easement

ITEM

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH LLC
REQUEST	No. 08VE014 - Vacation of Drainage Easement
EXISTING LEGAL DESCRIPTION	Outlot C of Block 2 of Northbrook Village, located in the SE1/4 of the SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.56 acres
LOCATION	134 Viking Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/3/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of Drainage Easement be approved with the following stipulation:

1. Prior to Public Works Committee approval, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations and supporting documentation demonstrating that the area to be vacated is not required for drainage.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Drainage Easement to vacate a portion of an existing drainage easement located on Outlot C of Block 2, Northbrook Village. In addition, the applicant has submitted a Vacation of Utility Easement (File #08VE013) to vacate an

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existing utility easement located on Tract A, Block 2, Northbrook Village.

The property was originally platted in 2002. All of Outlot C was identified as a drainage easement and all of Tract A was identified as a utility easement and. The applicant is now proposing to vacate a portion of the utility easement and a portion of the drainage easement located on the two adjacent parcels in order to create building envelopes for residential use(s).

The property is located east of Three Rivers Drive and north of Viking Drive. Outlot C is currently void of any structural development. In addition, a sanitary sewer "pigging" station and public and private utilities are located on Tract A.

STAFF REVIEW:

Staff has reviewed the Vacation of Drainage Easement and has noted the following considerations:

Drainage Plan: To date, a drainage plan has not been submitted for review and approval demonstrating that the area to be vacated is not required for drainage. As such, staff is recommending that prior to Public Works Committee approval, a drainage plan be submitted for review and approval. In particular, the drainage plan must include calculations and supporting documentation demonstrating that the area to be vacated is not required for drainage.

Staff is recommending that the Vacation of Utility Easement request be approved with the stipulation as identified above.