

STAFF REPORT
August 12, 2008

No. 08VE021 - Vacation of a Utility and Minor Drainage Easement ITEM

GENERAL INFORMATION:

APPLICANT	Security First Bank
AGENT	Les Larson
PROPERTY OWNER	Security First Bank
REQUEST	No. 08VE021 - Vacation of a Utility and Minor Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 3 of Autumn Hills Plaza Subdivision, located in the NW1/4 and the SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 acres
LOCATION	5430 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Vacation of Utility and Minor Drainage Easement request to vacate a portion of the existing 8 foot wide utility and minor drainage easement located along the north and south lot lines of Lot 3, Autumn Hills Plaza Subdivision. In addition, the applicant has submitted a Vacation of Access Easement request to vacate an access

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easement previously platted on the property.

On September 18, 2000, the City Council approved a Final Plat (#00PL060) for Lots 1 through 5 of Autumn Hills Plaza Subdivision, which included the property.

Currently, a sign is located in the western portion of the property. In addition, a large drainage channel is located along the eastern portion of the property. The balance of the site is void of any structural development.

STAFF REVIEW:

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

Utilities: In order to vacate a utility easement, all of the affected utility companies must concur. As such, the applicant has submitted written documentation from all of the affected utility companies indicating concurrence with the Vacation request.

Drainage: As previously indicated a large drainage channel is currently located along the eastern portion of the property. The applicant is not proposing to vacate any portion of the Major Drainage Easement that was previously platted for the drainage channel. The applicant has also submitted a drainage plan demonstrating that the 8 foot wide minor drainage easement along the side lot lines is not needed to carry flows from this property or the adjacent properties.

Based on the concurrence from the affected utility companies and the drainage plan showing that the minor drainage easement(s) are not needed, staff recommends that the Vacation of Utility and Minor Drainage Easement request be approved.