

STAFF REPORT
July 28, 2009

No. 09VE007 - Vacation of a portion of a drainage easement

GENERAL INFORMATION:

APPLICANT	Steve Kalkman
AGENT	Jerry Foster for FMG, Inc.
PROPERTY OWNER	Steve Kalkman
REQUEST	No. 09VE007 - Vacation of a portion of a drainage easement
EXISTING LEGAL DESCRIPTION	Lot 5 of Block 8 of Country Club Heights Subdivision, located in the SW1/4, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.26 acres
LOCATION	2926 Stockade Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Park Forest District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/26/2009
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

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

GENERAL COMMENTS: The property is located at 2926 Stockade Drive south of Tomahawk Drive and east of Stockade Drive. The property is currently zoned Low Density Residential District. The adjacent properties to the north, south, and west are currently zoned Low Density Residential District. The adjacent properties to the north, south, and west are currently zoned Low Density Residential District. The adjacent property to the east is currently zoned Park Forest District. The applicant is proposing to vacate a portion of a Drainage Easement on the east side of the property as shown in Exhibit "A". The applicant has indicated that the Vacation of a Drainage easement is needed to construct a 16 foot by 20 foot addition to the existing residence.

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

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following considerations:

Setbacks: Staff noted that the proposed addition meets the minimum setback requirements of Section 17.50.250 of the Rapid City Municipal Code.

Drainage Plan: The applicant has submitted a drainage plan and hydraulic study and report for the proposed vacation of the drainage easement. The drainage information indicates that the proposed vacation of the Drainage Easement will not adversely affect the property or any surrounding properties.

Utility Company Approval: The easement proposed to be vacated is only a drainage easement. No utilities are affected by the proposed vacation.

Flood Plain: Staff noted that a portion of the proposed addition is located within the 100 Year Federally Designated Flood Plain. As such, the applicant should be aware that prior to issuance of a building permit the applicant must obtain a Flood Plain Development Permit.

Staff recommends that the Vacation of a portion of a Drainage Easement be approved.