

STAFF REPORT
September 8, 2009

No. 09VE012 - Vacation of a Utility and Drainage Easement

ITEM

GENERAL INFORMATION:

APPLICANT	K1Construction, Inc.
AGENT	Ken Fuerst
PROPERTY OWNER	Ken Fuerst
REQUEST	No. 09VE012 - Vacation of a Utility and Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 11 Block 7 of Red Rock Meadows, located in the SW1/4 NW1/4 NW1/4 of Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.27 acres
LOCATION	6509 Seminole Lane
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	8/10/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of a Minor Drainage and Utility Easement be approved with the following stipulation:

1. Prior to City Council approval, revised drainage information shall be submitted for review and approval which includes anticipated flows from the roof and roof drains and a design solution to resolve the potential for flooding.

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GENERAL COMMENTS:

The applicant has submitted a Vacation of a Minor Drainage and Utility request to vacate a portion of the easement located along the north lot line of the property. The site plan submitted with the application indicates that the existing single family residence is located within this area of the easement. In addition, the applicant has submitted a Major Amendment to a Planned Residential Development (#09PD037) to reduce the side yard setback from 8 feet to 4.1 feet along the north lot line for the existing residence.

The property is located approximately 300 feet north of the intersection of Cog Hill Lane and Seminole Lane on the south side of Seminole Lane. As previously noted, a single family residence is currently located on the property.

On September 1, 2009, the Public Works Committee considered this request and sent it on to the September 8, 2009 City Council meeting without recommendation.

STAFF REVIEW:

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

Utilities: The affected utility companies have indicated concurrence with the request to vacate the utility easement.

Drainage: The applicant has submitted drainage information for review and approval. However, to date, the information does not include drainage calculations demonstrating that the encroachment will not impact the adjacent property or demonstrating that the remaining easement can accommodate the anticipated drainage flows. After several discussions with staff, the applicant's Engineer has indicated that a revised drainage plan will be submitted for review and approval which includes anticipated flows from the roof and roof drains and will provide a design solution to resolve the potential for flooding with some kind of swale between the properties. As such, staff recommends that prior to City Council approval, the revised drainage information be submitted for review and approval as identified.

Staff recommends approval of the Vacation of Minor Drainage and Utility Easement request with the stipulation as noted above.