

STAFF REPORT
March 30, 2010

No. 10VE007 - Vacation of Easement

ITEM

GENERAL INFORMATION:

APPLICANT	RDSS Limited Partnership
AGENT	FMG, Inc.
PROPERTY OWNER	RDSS Limited Partnership
REQUEST	No. 10VE007 - Vacation of Easement
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 3 of Rushmore Business Park, located in the NE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.4 acres
LOCATION	333 Concourse Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/10/2010
REVIEWED BY	Jim Flaaen / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of Easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate the Utility and Minor Drainage Easement as shown in Exhibit "A" on Lot 1, Block 3 of Rushmore Business Park. In particular, the applicant is proposing to vacate the existing 8 foot utility and minor drainage easement on the interior of all lot lines.

The property is located approximately 325 feet south of the intersection of East Anamosa Street and Concourse Drive. The property is developed with an industrial use. The property to the east is an industrial use. The properties to the north, south and west are undeveloped.

STAFF REVIEW: Staff has reviewed the Vacation of Utility and Minor Drainage Easement request and has noted the following issues:

STAFF REPORT
March 30, 2010

No. 10VE007 - Vacation of Easement

ITEM

Utility Company Approval: The vacation of utility easement requires permission of all affected utility companies. Staff noted that all affected utility companies have been contacted. All affected utility companies have provided written documentation indicating that they do not have any objections to the proposed vacation.

Grading and Drainage: The applicant submitted for review and approval a drainage report signed and sealed by a registered engineer. The report indicated that the existing 8 foot drainage easements on the property are not needed for drainage on the property. The report indicated that the vacation of the drainage easements will not impact adjacent properties. Staff has reviewed and approved the drainage report.

Staff recommends that the Vacation of Easement be approved.