

STAFF REPORT
May 11, 2010

No. 10VE008 - Vacation of a portion of a Utility and Drainage Easement **ITEM**

GENERAL INFORMATION:

APPLICANT	Kale McNaboe
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Kale McNaboe
REQUEST	No. 10VE008 - Vacation of a portion of a Utility and Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 21 of Block 8 of Robbinsdale Addition No. 10, located in the SE1/4 of the NW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.333 acres
LOCATION	806 Marie Court
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/8/2010
REVIEWED BY	Ali DeMersseman / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Public Works Committee approval, the applicant shall submit a drainage report for review and approval, which demonstrates that the remaining easement can accommodate the anticipated drainage flows.

GENERAL COMMENTS: The applicant has submitted a Vacation of a Utility and Drainage Easement request to vacate a portion of the existing easement located along the west lot line of the property.

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The property was originally platted in 1990. The plat document notes there are 8 foot utility and drainage easements on the interior side of all side and rear lot lines. An existing single family residence is located within a 1 foot by 20 foot portion of the utility and drainage easement along the west property line.

The property is located at 806 Marie Court and is developed with a single family home, which was constructed in 1990.

STAFF REVIEW: Staff has reviewed the Vacation of a Utility and Drainage 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 not submitted a Drainage Report for review and approval. As such, staff recommends that prior to Public Works Committee approval, the applicant must submit a drainage report for review and approval, which demonstrates that the remaining easement can accommodate the anticipated drainage flows.

Staff recommends that the Vacation of a portion of a Utility and Drainage Easement request be approved with the above noted stipulation.