

STAFF REPORT
September 23, 2010

No. 10VE012 - Vacation of a portion of a Major Drainage Easement **ITEM**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 10VE012 - Vacation of a portion of a Major Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot CL of Block 2 of Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .27 acres
LOCATION	1049 Sagewood Street
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 Water and Sewer
DATE OF APPLICATION	9/17/2010
REVIEWED BY	Marcia Elkins / Mary Bosworth

RECOMMENDATION:

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

1. Prior to City Council approval, Exhibit A shall be revised to clarify the portion of the Major Drainage Easement that is being vacated.

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GENERAL COMMENTS: The applicant is proposing to vacate a portion of a Major Drainage Easement located on Lot CL of Block 2 of Rainbow Ridge Subdivision as identified on Exhibit A. The property is more generally described as being located at 1049 Sagewood Street. The applicant is proposing to construct a booster station to operate in conjunction with a new elevated water reservoir proposed for construction west of this site. The booster station and water reservoir will serve a large area of Rapid City located north of Interstate 90 providing improved water pressure as well as improved fire flows and water supply to the area.

The property was platted as part of the initial phases of the Rainbow Ridge Subdivision (05PL001). The site is also located in an approved Planned Residential Development (06PD008). The applicant has submitted a Major Amendment to the existing Planned Residential Development to allow a municipal facility (booster station) in the Low Density Residential Zoning District. The vacation of a portion of the Major Drainage Easement will facilitate the construction of the booster station on the site.

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

Drainage Requirements: The location of the existing Major Drainage Easement was precipitated by the original Drainage Report submitted in conjunction with the Rainbow Ridge Subdivision in 2004. An update to the Drainage Report was submitted for the Rainbow Ridge Water Main Extension Project in May 2009. The revised report identified the construction of a second detention pond located upstream of the existing pond. As a result of the additional detention available in the upstream detention pond, the existing pond does not require the overflow channel designed to accommodate the 100 year storm event overflow for the existing pond as originally identified on the Rainbow Ridge grading plans for Lot CL.

The plans submitted for the proposed booster station revised the grading plan for Lot CL to reflect the lot drainage and eliminated the overflow channel. The review of the plans by the Public Works staff has indicated that the proposed vacation of the portion of the existing drainage easement as shown on the exhibit will not affect the lot drainage. The second detention pond will be built in conjunction with the booster station, water reservoir, water main and grading for the driveway to the water reservoir. The plans for the elevated reservoir have previously been approved (09SR048). The portion of the existing drainage easement to be vacated does not affect the storm water structures currently located on Lot CL.

Utility Easements: Prior to development of the booster station, a utility easement will need to be dedicated to accommodate the municipal facility. Alternatively, Lot CL may be deeded to the City if the City Council is in agreement. This issue will need to be addressed in conjunction with the Major Amendment to the Planned Residential Development for the municipal facility.

Notation on Exhibit: Exhibit A identifies the portion of the Major Drainage Easement to be vacated with a single arrow. Staff recommends that the drawing be revised to clarify the area of the Major Drainage Easement to be vacated.

Based on the drainage information submitted in 2009, staff recommends approval of the Vacation of a portion of the Major Drainage Easement as identified on Exhibit A.