

STAFF REPORT
February 15, 2011

No. 11VE002 - Vacation of Major Drainage Easement

ITEM

GENERAL INFORMATION:

APPLICANT	Ron Davis
PROPERTY OWNER	Ron and Mary Ann Davis
REQUEST	No. 11VE002 - Vacation of Major Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 1 of Buffalo Ridge Subdivision located in Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .199 acres
LOCATION	At the southeast corner of the intersection of Shaw Court and Reservoir Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	1/26/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Vacation of Major Drainage Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Major Drainage Easement request to vacate a Major Drainage Easement located on Lot 1 of Buffalo Ridge Subdivision.

On October 4, 2001, the City Council approved a Final Plat to create Lots 1 through 18 of Buffalo Ridge Subdivision. The Major Drainage Easement currently located on Lot 1 was created as a part of the plat.

The property is located in the southeast corner of the intersection of Shaw Court and Reservoir Road. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Vacation of Major Drainage Easement request and has noted the following considerations:

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Drainage: The property is located in sub-basin #4 as identified in the County Heights Drainage Basin Master Plan. Lot 1 of Buffalo Ridge Subdivision was originally platted as a Major Drainage Easement to provide on-site detention for the Buffalo Ridge Subdivision until such time as a storm sewer pipe could be installed along Reservoir Road. During the construction of the subdivision improvements for Buffalo Ridge Subdivision, the applicant installed a 24 inch storm sewer pipe along Shaw Court to Reservoir Road in anticipation of the future installation of a storm sewer pipe within Reservoir Road. The Pennington County Highway Department has since reconstructed a portion of Reservoir Road, including that portion of the street abutting this property. As a part of the reconstruction of Reservoir Road, a 24 inch storm sewer pipe has been constructed within the street right-of-way. In addition, the 24 inch storm sewer pipe previously constructed within Shaw Court has been connected to the storm sewer pipe located within Reservoir Road. As a result of these improvements, the on-site detention is no longer needed on Lot 1. In addition, the improvements are in accordance with the drainage design plan for Reservoir Road. As such, staff recommends that the Vacation of Major Drainage Easement request be approved.

Utilities: The applicant has submitted letters to all of the affected utility companies requesting written confirmation that they concur with the Vacation of the Major Drainage Easement. However, the proposed vacation request does not include the existing utility easements located on Lot 1. As such, written confirmation from the utility companies indicating concurrence with the Vacation of Major Drainage Easement request is not needed.

Staff recommends that the Vacation of Major Drainage Easement request be approved.