

STAFF REPORT
April 12, 2011

No. 11VE009 - Vacation of Utility and Minor Drainage Easement

ITEM

GENERAL INFORMATION:

APPLICANT	Donald Patnoe - Liberty Chrysler Center LLC
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Charles/Dorothy Whisler Family Trust
REQUEST	No. 11VE009 - Vacation of Utility and Minor Drainage Easement
EXISTING LEGAL DESCRIPTION	Tract A of Block 18 of Blake's Addition No. 2, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .336 acres
LOCATION	103 North Maple Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/18/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Vacation of Utility and Minor Drainage Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Utility and Minor Drainage Easement request to vacate portions of the previously platted eight foot wide Utility and Minor Drainage Easement located along the south and west lot lines of the property.

The property is located in the southwest corner of the intersection of E. Chicago Street and N. Maple Avenue. Currently, two commercial structures are located on the property.

STAFF REVIEW:

Staff has reviewed the Vacation of Utility and Minor Drainage Easement request and has

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noted the following considerations:

Utilities: The applicant has submitted written documentation identifying that all of the affected utility companies are in concurrence with the Vacation of Utility and Minor Drainage Easement request.

Drainage: The applicant has submitted drainage information identifying that the minor drainage easement located along the south and west lot line are not needed to accommodate drainage on the property.

Structures: Portions of the two structures located on the property currently encroach into the existing utility and minor drainage easement located along the west and south lot line of the property. The applicant has submitted a Vacation Exhibit showing the vacation of only that portion of the easement that is encroached upon by the existing structures. This complies with the previous actions of the City Council, where the balance of the easement is retained for future use as needed.

Staff recommends that the Vacation of Utility and Minor Drainage Easement be approved as proposed.