

STAFF REPORT
August 9, 2011

No. 11VE018 - Vacation of Utility Easement

GENERAL INFORMATION:

APPLICANT	Kugler Company
AGENT	Ron Davis for Davis Engineering, Inc.
PROPERTY OWNER	Kugler Company
REQUEST	No. 11VE018 - Vacation of Utility Easement
EXISTING LEGAL DESCRIPTION	Lot 1 of D.B. Western Subdivision located in NW1/4 of the SW1/4 of Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.48 acres
LOCATION	1650 Culvert Street
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	Heavy Industrial District
East:	Heavy Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	City/ City
DATE OF APPLICATION	7/22/2011
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Vacation of Utility Easement be approved.

GENERAL COMMENTS: The applicant has submitted an application to vacate a portion of a Utility Easement located on the north and west portions of the property and running parallel to the western property line.

The property is located at 1650 Culvert Street, immediately east of the Dakota Montana & Eastern Railroad right-of-way. Currently an adhesives manufacturer is located on the property.

STAFF REVIEW: Staff has reviewed the Vacation request and has noted the following considerations:

Site Plan: The requested Vacation will allow expansion of the current primary structure on site.

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A portion of the proposed expansion encroaches into the Utility Easement. The access road for the facility also encroaches into the easement. Additionally, the site plan indicates possible future expansion of storage on site that would also encroach in the Utility Easement. The area of the proposed Vacation is inclusive of all development, current and future, as indicated on the site plan.

Dimensions of Easement: The portion of utility easement to be vacated measures 15 feet wide by 400 feet long, leaving a 25 foot wide utility easement. The Utility Easement and the portion being vacated are shown in "Exhibit A".

Setbacks: Although the proposed expansion encroaches into the easement, current plans show that the expansion will not encroach into the setbacks. All other setback requirements are being met.

Utilities: Staff has noted that the remaining 25 foot wide utility easement is adequate for the existing city sewer and water mains located within the easement with more than 10 feet between the northern-most utility and the north edge of the remaining easement. As of this writing, the required letters of concurrence from area utilities have been submitted to the Growth Management Department.

Staff recommends that the Vacation of the Utility Easement be approved.