

STAFF REPORT
August 25, 2011

No. 11VE019 - Vacation of a Major Drainage Easement

GENERAL INFORMATION:

APPLICANT	Herman Jones
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Herman Jones
REQUEST	No. 11VE019 - Vacation of a Major Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot B of Tract 2 of Kormylo Subdivision located in Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.62 acres
LOCATION	3936 Cambell Street
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	General Commercial District - Heavy Industrial District
East:	Heavy Industrial District
West:	General Commercial District - Medium Density Residential District
PUBLIC UTILITIES	City/ City
DATE OF APPLICATION	8/3/2011
REVIEWED BY	Robert Laroco / Ted Johnson

RECOMMENDATION:

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

GENERAL COMMENTS: On August 3, 2011, the applicant submitted a request to vacate portions of a Major Drainage Easement. In particular, the applicant is requesting to vacate three separate portions of a Major Drainage Easement to allow for existing and proposed structures located on the property. The portions of the Major Drainage Easement to be vacated are shown on the Exhibit "A".

The Major Drainage Easement being partially vacated runs from east to west across the property, splitting into two drainage channels. One continues to run east to west, while the other drops south, then east across the property.

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The property is comprised of 4.59 acres of land currently zoned Heavy Industrial District. It is located at 3936 Campbell Street. Currently a 3,699 square foot service and repair garage is located on the property.

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

Drainage: The drainage report submitted with the application shows proposed site grading and easement vacations will not affect flood water surface elevations entering and leaving the site. The proposed vacations are not within updated Federal Emergency Management Administration floodway limits. It appears the proposed site grading and channel modifications will reduce the impact of flood waters and reduce the limits of the floodplain. As such, staff recommends that the proposed Vacation of Major Drainage Easement be approved.

The existing structure is located within the 100 year Federally Designated Floodplain. The applicant should be aware that prior to issuance of a Building Permit, a Floodplain Development Permit must be obtained for all proposed structures. Additionally, all development that occurs in the floodway must comply with Rapid City Municipal Code Chapter 15.32 Flood Area Construction Regulations.

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