

STAFF REPORT

July 5, 2001

No. 01VR002 - Vacation of Right Of Way

ITEM 20

GENERAL INFORMATION:

PETITIONER	Gary Renner for Larry Teuber
REQUEST	No. 01VR002 - Vacation of Right Of Way
LEGAL DESCRIPTION	Right-of-way located in Government Lot 3 and Government Lot 4, Section 5, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	
LOCATION	Approximately 1 1/2 miles south of the intersection of Sheridan Lake Road and Clarkson Road
EXISTING ZONING	Low Density Residential (County)
SURROUNDING ZONING	
North:	Low Density Residential (County)
South:	Low Density Residential (County)
East:	Low Density Residential (County)
West:	Low Density Residential (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Vacation of Right-Of-Way Plat **be continued to the July 26, 2001 Planning Commission meeting** to allow the request to be considered at the same time as the proposed Layout Plat.

GENERAL COMMENTS: **(All changes are shown in bold). The Planning Commission continued this items at their June 7, 2001 meeting to allow the applicant to submit additional information. The applicant has submitted an associated Subdivision Variance request (01SV010) and has indicated that the remaining information will be submitted the first week of July. Staff is recommending that the request be continued to the July 26, 2001 Planning Commission meeting.**

This Vacation of Right-of-Way request has been submitted in conjunction with a proposed Layout Plat (see related Staff Report). The Layout Plat proposes to replat five existing lots by reconfiguring them into four new lots. The subject property is located near the southern end of Clarkson Road within the City's three-mile platting jurisdiction. The subject property is located on the north side of Clarkson Road near the intersection of Clarkson Road and Quail Drive.

The four lots to be platted will range in size from approximately 3.16 acres to 6.42 acres. The Quail Drive right-of-way extends through the property from east to west although only

STAFF REPORT

July 5, 2001

No. 01VR002 - Vacation of Right Of Way

ITEM 20

the western-most portion of this right-of-way is developed as a road. It is the unimproved eastern segment of the Quail Drive right-of-way that is proposed to be vacated.

STAFF REVIEW: Staff has reviewed this proposed Vacation request and the associated Layout Plat and has noted a number of concerns and issues that must be addressed before the Layout Plat can proceed. Therefore, Staff is recommending that this Vacation of Right-of-Way request also be continued so that it and the plat can be considered concurrently.