

STAFF REPORT

August 9, 2001

No. 01VR004 - Vacation of Right of Way

ITEM 53

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Craig Christianson
REQUEST	No. 01VR004 - Vacation of Right of Way
LEGAL DESCRIPTION	That 60 foot portion of Luna Avenue lying between Lot D of NW1/4 SE1/4 and Lot C of NW1/4 SE1/4 all located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	NA
LOCATION	Between Rapp Street and Pine Street
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 Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Vacation of Right of Way be denied.

GENERAL COMMENTS: **(Changes are in bold) Staff met with the applicant and neighboring property owner to discuss possible alternatives for access to the area. Both the neighboring property owner and staff believe that Luna Street needs to be kept open. The applicant has that indicated to move forward with their proposed building plan, they need the additional land area created by the vacation of the right-of-way.**

The applicant is proposing to vacate the entire right-of-way for Luna Street between Rapp Street and Pine Street. Originally, Luna Street was an eighty foot right-of-way; however, ten feet from both sides have been vacated leaving the current sixty foot right-of-way. The property on the north side of the street is the Microtel Inn and Suites and the property on the south side is the Americinn. Midwestern Ditching is located to the east of the proposed vacation.

STAFF REVIEW: Staff has reviewed the request and has noted the following consideration:

The North Rapid Neighborhood Area Future Land Use Plan and the Major Street Plan identifies that Farnwood Street would be a collector street that would serve the area on the

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south side of Interstate 90 and north of Anamosa Street. Farnwood Street is located one block south of Luna Avenue. While Farnwood Street will be the major road in this area, there is a need to provide a parallel local street network. Luna Avenue and Latrobe Street are the only two east/west streets located north of Farnwood Street. Latrobe Street is currently constructed to Pine Street. However due to the terrain of the area, it would be difficult to extend Latrobe Street further to the east. This limits the local east/west street network in the area. Staff believes that Luna Avenue will be the logical local street to extend to the east.

Luna Avenue already provides access to the property to the east where Midwestern Ditching is located. The vacation of this right-of-way would limit how the property to the east can gain access. The need for a contiguous local street network is an important feature for the successful growth of this area. Luna Avenue can be extended to the east to serve those properties and future development. It will provide an alternative access to Farnwood Street and also reduce the congestion on Farnwood Street in the future. Staff can not support the vacation because it would limit the accessibility of the property to the east. Staff is recommending that the Vacation of Right-of-way be denied.