

STAFF REPORT

July 25, 2002

No. 02VE005 - Vacation of public access and utility easements

ITEM 37

GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLC
REQUEST	No. 02VE005 - Vacation of public access and utility easements
EXISTING LEGAL DESCRIPTION	Lot 3 , Block 21, Wise's Addition, located in the SW1/4 of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.355 acres
LOCATION	120 East Adams Street and 202 East Adams Street
EXISTING ZONING	Office Commercial w/Planned Commercial Development
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Neighborhood Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/07/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Vacation of public access and utility easements be approved.

GENERAL COMMENTS: The applicant has submitted this request to vacate a portion of an existing 40 foot wide public access and utility easement and a portion of an existing 40 foot wide utility easement. The applicant is proposing to remove the existing Disabled American Veterans building located on the property and construct a 44,283 square foot day care facility and a 4,600 square foot Counseling Center on the subject property.

On June 17,2002 the City Council approved a Final Plat for the subject property that included the dedication of 20 foot wide utility easements along the west, south and a portion of the east lot lines of the property. The construction plans for the new day care facility include the relocation of utilities from the existing utility easements to the new utility easements.

STAFF REVIEW: The applicant mailed the required notification letter to the necessary utility

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companies and comments have been returned to the Planning Department. None of the utility companies have indicated any opposition to the proposed vacation. Staff has reviewed the Vacation of Easements request and the Engineering Division has commented that water and sanitary sewer operation must be maintained in accordance with the discussions with the applicant's agent.