

STAFF REPORT
July 21, 2005

No. 05VR008 - Vacation of Section Line Highway

ITEM 41

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Doeck LLC
REQUEST	No. 05VR008 - Vacation of Section Line Highway
EXISTING LEGAL DESCRIPTION	SE1/4, NE1/4, NE1/4 SE1/4, N1/2 SE1/4 SE1/4, all in Section 14, T2N, R7E, BHM, Pennington County, South Dakota and the SW1/4 NW1/4, NW1/4 SW1/4, N1/2 SW1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5 acres
LOCATION	At the western terminus of Cobalt Drive
EXISTING ZONING	Low Density Residential District (Planned Development Designation) - Medium Density Residential District (Planned Development Designation) - General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	Low Density Residential District (Planned Residential Development) - Medium Density Residential District (Planned Residential Development)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Vacation of Section Line Highway be approved with the following stipulations:

1. Prior to City Council approval, the west half of the section line highway shall be annexed into the City limits of Rapid City;
2. Prior to City Council approval, a Comprehensive Plan Amendment to the Major Street Plan shall be submitted for review and approval to relocate and/or eliminate the collector street identified in the section line highway; and,
3. Prior to City Council approval, documentation from all of the affected utility companies shall be submitted indicating no objection to the vacation.

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GENERAL COMMENTS:

The applicant has submitted a Vacation of Section Line Highway request to vacate a portion of the section line highway located between Sections 13 and 14, T2N, R7E, BHM, Pennington County, South Dakota. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a collector street from the section line highway. The applicant has also submitted an Annexation Petition to annex the west half of the section line highway into the City limits of Rapid City. (See companion items #05CA029 and 05AN008.)

The subject property is located at the western terminus of Auburn Hill Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Vacation of Section Line Highway request and has noted the following considerations:

Annexation: Currently the west half of the section line is located in Pennington County, outside of the City limits of Rapid City. As such, staff is recommending that this portion of the subject property be annexed prior to City Council approval of the Vacation of Section Line Highway request.

Utilities: The vacation of Section Line Highway requires the permission of all affected utility companies. Staff is recommending that prior to City Council approval, documentation must be submitted from the utility companies indicating no objection to the vacation.

Major Street Plan: The Major Street Plan identifies a collector street to be located in the section line highway. As such, staff is recommending that prior to City Council approval, a Comprehensive Plan Amendment to the Major Street Plan be submitted for review and approval to relocate and/or eliminate the collector street identified in the section line highway. (Please note that the section line highway located south of the subject property has been vacated due to topographic constraints.)

Staff is recommending that the Vacation of Section Line Highway be approved with the stipulations as outlined above.