

STAFF REPORT
October 27, 2005

No. 05VR013 - Vacation of Section Line Right-of-Way

ITEM 42

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 05VR013 - Vacation of Section Line Right-of-Way
EXISTING LEGAL DESCRIPTION	SE1/4 NE1/4, NE1/4 SE1/4, N1/2 SE1/4 SE1/4, all in Section 14 and SW1/4 NW1/4, NW1/4 SW1/4, N1/2 SW1/4 SW1/4, all in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5 acres
LOCATION	West of Haines Avenue and at the western terminus of Cobalt Drive
EXISTING ZONING	General Agriculture District (Pennington County) - Low Density Residential District (Planned Unit Development) - Medium Density Residential District (Planned Unit Development)
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	None
DATE OF APPLICATION	6/9/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Vacation of Section Line Right-of-Way be approved.

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.

On February 13, 2003, the City Council approved a Layout Plat for Auburn Hills Subdivision. On October 17, 2005, the Major Street Plan was amended moving the collector road to the west of the section line.

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The subject property is located at the western terminus of Auburn Hills Drive.

STAFF REVIEW:

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

Utilities: The Vacation of Section Line Highway requires the permission of all affected utility companies. All of the utility companies have responded with no objections to the vacancy.

Street Plan: The Major Street Plan has been amended through 05CA029 to move the collector road to the west of the section line.

Staff is recommending that the Vacation of Section Line Highway be approved.