

STAFF REPORT  
March 9, 2006

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**No. 06VR002 - Vacation of Section Line Highway**

**ITEM 31**

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GENERAL INFORMATION:

PETITIONER	D.C. Scott Surveyors, Inc. for West River Electric Association
REQUEST	<b>No. 06VR002 - Vacation of Section Line Highway</b>
EXISTING LEGAL DESCRIPTION	The east 744.72 feet of the west 869.72 feet of the Section Line Right-of-way, located in the NW1/4 NW1/4, Section 3, T1N, R8E, BHM and in the SW1/4 SW1/, Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.725
LOCATION	East of Elk Vale Road and north of Anamosa 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 sewer and water
DATE OF APPLICATION	2/23/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of Section Line Highway be continued to the March 23, 2006 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Section Line Highway to vacate approximately 685 feet of a 66 foot wide section line highway located along the south side of the subject. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property creating a 7.725 acre lot leaving a non-transferable unplatted balance. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along an access easement and along Elk Vale Road. (See companion items #06PL014 and 06SV006.)

The property is located approximately 2,200 feet north of the intersection of Homestead Street and Elk Vale Road on the east side of Elk Vale Road. Currently, a utility substation is located on the eastern portion of the property.

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STAFF REVIEW:

On February 24, 2006, the applicant requested that this item be continued to the March 23, 2006 Planning Commission meeting. As such, staff is recommending that this item be continued as requested.