

STAFF REPORT
April 6, 2006

No. 06VE003 - Vacation of a Non-Access Easement

ITEM 18

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc.
REQUEST	No. 06VE003 - Vacation of a Non-Access Easement
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 10, Murphy Ranch Estates Subdivision, located in the NE1/4 NW1/4, NW1/4 NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .21 acres
LOCATION	At the southwest corner of the intersection of Springfield Road and Wesson Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/6/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Vacation of a Non-Access Easement be approved with the following stipulation:

1. A Special Exception is hereby granted to allow a 27 foot minimum corner clearance in lieu of the 50 foot minimum clearance required as per Section 8.2.3 of the Street Design Criteria Manual.

GENERAL COMMENTS: The subject property is located south of Springfield Road and west of Wesson Road. A single family residence is located on the subject property. During construction the driveway was built in a portion of the platted non-access easement. The applicant is now proposing to vacate 17 feet of the non-access easement to allow the owner to leave the driveway as constructed.

STAFF REVIEW: Staff has reviewed the request for the Vacation of a Non-Access Easement as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Corner Clearance: Staff noted that Section 8.2.3 of the Street Design Criteria Manual requires a

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50 foot minimum corner clearance. The driveway as constructed has approximately 27 feet of corner clearance. As such, staff is recommending a Special Exception be granted to allow a 27 foot minimum corner clearance in lieu of the 50 foot minimum clearance required as per Section 8.2.3 of the Street Design Criteria Manual.

County Planning: County Planning staff noted that there is a road district in place for the Murphy Ranch Estates Subdivision. County Planning staff also noted that a building permit was issued for a single family residence on the subject property on November 30, 2005.

County Highway Department: County Highway Department staff noted that the proposed Vacation of a Non-Access Easement will likely have minimal impact on the transportation network in this development. County Highway Department staff also noted that a blanket approach permit was granted for the entire Murphy Ranch Estates Subdivision.

Staff recommends that the Vacation of a Non-Access Easement be approved with the above stated stipulation.