

STAFF REPORT
August 24, 2006

No. 06VR007 - Vacation of Section Line Right-of-Way

ITEM 30

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Rapid City Area School District No. 51
REQUEST	No. 06VR007 - Vacation of Section Line Right-of-Way
EXISTING LEGAL DESCRIPTION	Section line Right-of-Way lying in the SW1/4 SW1/4 SE1/4, Section 13, and the NW1/4 NW1/4 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .985 acres
LOCATION	West of Fifth Street and north of Enchanted Pines Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Public District
East:	Public District
West:	General Agriculture District - Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/28/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to City Council approval, documentation from all of the affected utility companies shall be submitted indicating no objection to the vacation request.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Section Line Highway request to vacate a section line highway located along a portion of the north lot line of the subject property.

On July 27, 2006, the Planning Commission approved a Preliminary Plat to subdivide a portion of the subject property into six lots. The City Council will consider the Preliminary Plat on August 21, 2006. (See companion item# 06PL102.)

The subject property is located in the northeast corner of the intersection of Enchanted Pines Drive and Enchantment Road and is currently void of any structural development.

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STAFF REVIEW:

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

Utilities: Three of the affected utility companies have submitted documentation concurring with the proposed vacation request with the exception of US West Communications and Montana Dakota Utilities. As such, staff is recommending that prior to City Council approval, documentation from all of the affected utility companies must be submitted for review and approval indicating concurrence with the vacation request.

Street Networking: The section line highway is not identified on the Major Street Plan as an arterial and/or collector street. In addition, all of the adjacent properties have an alternate means of access. As such, staff is recommending that the Vacation of Section Line Highway be approved with the stipulation of approval as identified above.