

STAFF REPORT
March 27, 2008

No. 08SR014 - SDCL 11-6-19 Review to authorize the acquisition of right-of-way ITEM 67

GENERAL INFORMATION:

APPLICANT	Robert Ellis for City of Rapid City
AGENT	Kadrmass, Lee and Jackson
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR014 - SDCL 11-6-19 Review to authorize the acquisition of right-of-way
EXISTING LEGAL DESCRIPTION	Beginning at the southwest corner of Lot B of Lot 5R of Meridian Subdivision in the SE1/4 of Section 30; thence southerly along the west line of Lot A of Lot 5R of said Meridian Subdivision on a bearing of S02 01'03"W, a distance of 155.8 feet to the Point of Beginning, thence easterly on a bearing of S87 52'15"E, a distance of 1451.9 feet along the centerline of existing East Anamosa Street; thence southeasterly through a portion of Tract A in the NE1/4 NE1/4 of Section 31 along a curve having a radius of 800 feet, a distance of 388.0 feet to the end of said curve; thence southeasterly through a portion of said Tract A on a bearing of S60 04'43"E, a distance of 93.0 feet to DM&E Railroad Right of Way, thence continuing southeasterly through said DM&E Railroad Right of Way on a bearing of S60 04'43"E, a distance of 171.4 feet to the west line of Lot 2 of Meadowlark Hills Subdivision in the NE1/4 of Section 31; thence continuing southeasterly through said Lot 2 on a bearing of S60 04'43"E, a distance of 608.1 feet to the west line of Lot A of West Century Subdivision in the NW1/4 NW1/4 of Section 32; thence continuing southeasterly through said Lot A on a bearing of S60 04'43"E, a distance of 430.3 feet to the beginning of a curve; thence southeasterly through said Lot A on a curve having a radius of 1000 feet; a distance of 397.3 feet to the west line of existing Century Road Right of Way; thence continuing along said curve through said Century Road Right of Way, a distance of 99.3 feet to the west line of Tract 1 and Lot H1 of Century 21 Subdivision in the NW1/4 of Section 32; thence continuing southeasterly through a portion of said Tract 1 and Lot H1 along said curve a distance of 0.4 feet to the end of said curve; thence southeasterly through a portion of said Tract 1 and Lot H1 on a bearing of S31 36'09"E for a distance of 661.9 feet to the beginning of a curve; thence southeasterly through said Lot H1 on a radius of

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1490.5 feet, a distance of 292.82 feet to the end of said curve; thence southeasterly through said Lot H1 on a bearing of S42 51'04"E, a distance of 228.4 feet to the west Right of Way line of East-North Street and also being the end of project, all located in Township 2 North, Range 8 East of the Black Hills Meridian, City of Rapid City, Pennington County, State of South Dakota

PARCEL ACREAGE	Approximately 14.306 acres
LOCATION	E. Anamosa Street right-of-way from LaCrosse Street to East North Street
EXISTING ZONING	General Commercial District, General Agriculture District, Medium Density Residential District, Light Industrial District
SURROUNDING ZONING	
North:	General Commercial District, General Agriculture District, Medium Density Residential District, Light Industrial District
South:	General Commercial District, General Agriculture District, Medium Density Residential District, Light Industrial District
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/25/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to authorize the acquisition of right-of-way be continued to the April 10, 2008 Planning Commission meeting.

GENERAL COMMENTS:

The City of Rapid City is proposing to acquire right-of-way to extend E. Anamosa Street from its current terminus 1,200 feet east of LaCrosse Street east through the intersection of Century Road. Approximately 2,500 lineal feet of right-of-way is proposed for acquisition. There is existing section line highway and other existing rights-of-way along the proposed road alignment.

The Rapid City Public Works Department staff have requested for the Planning Commission to approve the location and extent of the proposed right-of-way to be acquired. In addition,

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the applicant has submitted a related request seeking approval of the proposed construction and/or reconstruction of E. Anamosa Street. In particular, the applicant is proposing to reconstruct the western 1,300 feet of E. Anamosa Street and to construct approximately 2,500 feet of the street as it extends east to the Century Road intersection.

South Dakota Codified Law 11-6-22 states that "...the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land for any street or other public way, ground, place, property, or structure shall be subject to submission and approval similar to that provided in SDCL 11-6-19 to 11-6-21 inclusive, and failure to approve may be similarly overruled". As such, the acquisition of right-of-way must be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

Staff is recommending that this item be continued to the April 10, 2008 Planning Commission meeting to allow the consideration of alternative methods to comply with the adopted plan for E. Anamosa Street.