

STAFF REPORT
April 7, 2011

No. 11VE008 - Vacation of Non-Access Easement

ITEM 16

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District #51-4
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Rapid City Area School District #51-4
REQUEST	No. 11VE008 - Vacation of Non-Access Easement
EXISTING LEGAL DESCRIPTION	Tract C of Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 24.4 acres
LOCATION	4840 Homestead Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/10/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of Non-Access Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Non-Access Easement request to vacate a portion of a non-access easement located along the south lot line of the property.

On June 7, 2004, the City Council approved a Final Plat (File #03PL104) creating a portion of "Big Sky Subdivision". The Final Plat included this property. The non-access easement located along the south lot line of the property was dedicated as a part of the Final Plat approval.

The property is located between Aurora Drive and Carl Avenue on the north side of Homestead Street. Currently, Valley View School is located on the property.

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STAFF REVIEW:

Staff has reviewed the Vacation of Non-Access Easement request and has noted the following considerations:

Access: The applicant is proposing to construct an addition onto the Valley View School currently located on the property. As a part of the expansion project, another approach along Homestead Street is being proposed to serve as access to the eastern portion of the property. The proposed approach aligns with Carl Avenue located south of Homestead Street. In addition, the proposed approach does not interfere with any utility or drainage improvements within this area of the property. As such, staff recommends that the Vacation of Non-Access Easement request be approved.

Staff recommends that the Vacation of Non-Access Easement request be approved.