

STAFF REPORT
October 25, 2012

No. 12VR007 - Vacation of Right-of-Way

ITEM 8

GENERAL INFORMATION:

APPLICANT	Ferber Engineering Co., Inc.
AGENT	FMLC, Inc.
PROPERTY OWNER	FMLC, Inc.
REQUEST	No. 12VR007 - Vacation of Right-of-Way
EXISTING LEGAL DESCRIPTION	a portion of Lot H2 and Lot H4 to be vacated in the NW1/4, a portion of Lot H3 to be vacated in Lot C of SE1/4NW1/4, a portion of Lot H5 to be vacated in the SE1/4, a portion of Lot H7 to be vacated in Lot 1 of the NE1/4SW1/4 and a portion of lot H8 to be vacated in the SW1/4, all located in Section 29, T2N, R8E, BHM, Rapid City Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.32 acres
LOCATION	East of the intersection of East North Street and East Mall Drive
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	September 27, 2012
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of Right-of-Way be approved.

GENERAL COMMENTS: The applicant has submitted a Vacation of Right-of-Way request to vacate a portion of East Mall Drive west of the intersection of Tish Boulevard and East North Street. The proposed Vacation of Right-of-Way is located on the south side of East Mall Drive and extends a distance of approximately 3,400 feet.

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STAFF REVIEW: Staff has reviewed the Vacation of Right-of-Way request and has noted the following considerations:

Engineering: East Mall Drive is currently fully built. It appears that all street improvements are located in the remaining 124 feet of right-of-way. The minimum right-of-way required for East Mall Drive is 120 feet.

Transportation: The East Mall Drive Preliminary Design Report identifies a minimum 120 foot of right-of-way required for the designed road section. The proposed Vacation of Right-of-Way maintains 124 feet of right-of-way.

Utilities: The utility companies have indicated concurrence with the proposed Vacation of Right-of-Way.

Reducing the right-of-way width of east Mall Drive as proposed continues to provide a street section in compliance with the City's adopted plans and secures a utility corridor. As such, staff recommends that the Vacation of Right-of-Way be approved.