

STAFF REPORT
January 8, 2015

No. 14VR005 - Vacation of Right-of-Way

ITEM 15

GENERAL INFORMATION:

APPLICANT	Alex DeSmidt - City of Rapid City Parks and Recreation Department
PROPERTY OWNER	City of Rapid City
REQUEST	No. 14VR005 - Vacation of Right-of-Way
EXISTING LEGAL DESCRIPTION	That portion of Skyline Drive adjacent to Tract J of the SW1/4 of the NW1/4 and Lots 15, 16R and 17 of Kepp Heights Subdivision No. 3, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.123 acres
LOCATION	South of the intersection of Skyline Drive and Flormann Street
EXISTING ZONING	Low Density Residential District (Planned Development) - Park Forest District (Planned Development)
FUTURE LAND USE DESIGNATION	Parks and Greenway
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development) - Park Forest District (Planned Development)
South:	Low Density Residential District (Planned Development)
East:	Park Forest District (Planned Development) - Low Density Residential District (Planned Development)
West:	Park Forest District (Planned Development)
PUBLIC UTILITIES	Rapid City water
DATE OF APPLICATION	December 9, 2014
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 Skyline Drive approximately 1.123 acres in size located west of the intersection of Skyline Drive and Flormann Street. On October 10, 2014, the City Council approved an H-Lot (File

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#14PL058) for the realignment of Skyline Drive as identified in the Skyline Wilderness Park Final Planned Development Overlay (File #14PD019). The Final Planned Development Overlay was approved by the Planning Commission on August 21, 2014. The area to be vacated will be used as the location for trailhead parking.

The proposed Vacation of Right-of-Way is located west of the intersection of Skyline Drive and Flormann Street. Currently, the right-of-way is a part of Skyline Drive and will continue to be used until the new street alignment is constructed and accepted by the City. The new street section is expected to be completed in 2015.

STAFF REVIEW: Staff has reviewed the Vacation of Right-of-Way request pursuant to the requirements of the Rapid City Municipal Code and has noted the following considerations:

Public Works Comments: Public Works staff has indicated that the vacated portion of Skyline Drive will remain in operation until street improvements are constructed in the new alignment of Skyline Drive and accepted by the City. Staff has indicated that since the right-of-way will revert to the City, an access easement will not be required while the new realignment is constructed.

Transportation Planning Comments: Transportation Planning staff has noted that Skyline Drive is identified as a Collector Street on the City's Major Street Plan and requires a minimum of 68 feet of right-of-way. The proposed realignment maintains a right-of-way width of 100 feet. The proposed Vacation does not conflict with the City's Major Street Plan.

Rapid City Fire Department: The Rapid City Fire Department has not noted any significant impacts of the proposed Vacation request.

Utility Concurrence: All affected utility companies have reviewed the requested Vacation of Right-of-Way and indicated concurrence with the Vacation request. The Parks and Recreation Department will coordinate the relocation of existing utilities with the affected companies.

Summary: The requested Vacation of right-of-way is for a portion of Skyline Drive right-of-way located west of the intersection of Skyline Drive and Flormann Street. All utility companies have indicated their concurrence with the requested Vacation. For these reasons, staff recommends that the requested Vacation of right-of-way be approved with stipulations.