

STAFF REPORT
March 5, 2015

No. 15VR001 - Vacation of Section Line Highway

ITEM 5

GENERAL INFORMATION:

APPLICANT	Koser Enterprise LLC
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Koser Enterprises LLC
REQUEST	No. 15VR001 - Vacation of Section Line Highway
EXISTING LEGAL DESCRIPTION	Section Line right-of-way in Lot A of Michael Subdivision located in Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.37 acres
LOCATION	In the northwest corner of the intersection of Deadwood Avenue and Lien Street
EXISTING ZONING	Light Industrial District
FUTURE LAND USE DESIGNATION	Light Industrial
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District - General Commercial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	February 4, 2015
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the vacation of section line highway be approved.

GENERAL COMMENTS: The applicant has submitted a request to vacate a section line highway located north of the intersection of Deadwood Avenue and Lien Street in northwest Rapid City. The section line highway abuts Lot A of Michael Subdivision to the south and Lot B of Attic Subdivision to the north. In 1996, the balance of the section line highway abutting these properties was vacated by the South Dakota Department of Transportation. Since that time, the properties have been replatted and the portion of the section line highway not included as a part of the original Vacations now abuts a portion of Lot A. The

STAFF REPORT
March 5, 2015

No. 15VR001 - Vacation of Section Line Highway

ITEM 5

applicant is proposing to vacate the remaining piece of section line highway currently located between the two properties.

As previously noted, the section line is located immediately north of the intersection of Deadwood Avenue and Lien Street in the northwest corner of the City. The property to the south is undeveloped. The property to the north is developed with a light industrial development.

STAFF REVIEW: Staff has reviewed the requested vacation of section line highway and has noted the following considerations:

South Dakota Department of Transportation comments: The applicant has submitted documentation showing that the balance of the section line highway located adjacent to these two properties was vacated by miscellaneous document by the South Dakota Department of Transportation in 1996. The South Dakota Department of Transportation has not noted any concerns with the requested Vacation.

Public Works Comments: Public Works has noted that as-built drawings for construction projects over the last 20 years show the section line highway on plans, but do not show that this portion of right-of-way was retained for any particular reason, or that the City needs the section line highway for future development. Lien Street has been constructed to the south of the section line highway by the South Dakota Department of Transportation in 1993. Rapid City Public Works has not indicated any concerns with the requested Vacation.

Summary: The requested vacation of section line highway will vacate the balance of section line remaining from a previous vacation request. Neither the Department of Transportation nor Rapid City Public Works has indicated concern or opposition to the requested vacation. All affected utilities have indicated their concurrence with the request. As such, staff recommends that the vacation of section line highway be approved.