

STAFF REPORT

August 15, 2001

No. 01VE008 - Vacation of utility and minor drainage easements

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Harmony Heights Associates
REQUEST	No. 01VE008 - Vacation of utility and minor drainage easements
LEGAL DESCRIPTION	Tracts A and B of Fountain View Subdivision, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.53 Acres
LOCATION	1851 Harmony Heights Lane
EXISTING ZONING	Medium Density Residential District (PDD)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Public District
East:	General Agriculture District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the vacation of utility and minor drainage easements be approved.

GENERAL COMMENTS: The petitioner has submitted this request to vacate an existing eight foot wide utility and drainage easements. The subject property is currently undeveloped. Earlier this year, the City Council approved a request to rezone the subject property to Medium Density Residential with a Planned Development Designation overlay. The applicant has indicated that a multi-building apartment complex will be constructed on the site. The project will incorporate two lots of recorded. The applicant is requesting to vacate the interior utility and drainage easements between these two lots.

STAFF REVIEW: The Staff has reviewed the request and has the following comments:

The Engineering Division has noted that the applicant has been working with them regarding drainage for the proposed project. Based on the information provided, the easements in question will not be needed for the development.

All of the affected utilities have been notified of the vacation request. All affected utilities companies have stated they have no utilities in the affected easement and do not object to the vacation of the portion of the easement. Staff supports this vacation request and recommends that the vacation of the utility and drainage easements be approved.