

STAFF REPORT
May 5, 2005

No. 05VE003 - Vacation of a Non-Access Easement

ITEM 25

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Childrens Care Hospital and School, D&V LLC, SIGBJORNSON Limited Partnership
REQUEST	No. 05VE003 - Vacation of Non-Access Easement
EXISTING LEGAL DESCRIPTION	Lots 2, 3 and 4 of Old Rodeo Subdivision, located in the NE1/4 of the SW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.33 acres
LOCATION	At the eastern terminus of Addison Avenue
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Renee Catron-Blair / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of an Non-Access Easement be approved in conjunction with the vacation of Physician's Drive.

GENERAL COMMENTS:

The subject property is located south of Catron Boulevard near the Black Hills Orthopedic and Spine Center building. Currently, the property is void of any structural development. The applicant is requesting to vacate three Non-Access Easements along Physician's Drive. The applicant is also requesting to vacate Physician's Drive as part of a separate application. (#05VR003) In addition, the applicant is requesting approval of an Initial and Final Planned Commercial Development (#05PD025) plans to allow a medical clinic with associated offices to be constructed on the property.

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STAFF REVIEW:

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

Non-Access Easement: Vacating the non-access easement will not adversely affect the portions along Physician's Drive since it is being vacated.

Staff recommends approval of the Vacation of Non-Access Easement.