

STAFF REPORT  
October 27, 2005

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**No. 05VE020 - Vacation of Non-Access Easement**

**ITEM 21**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05VE020 - Vacation of Non-Access Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 6, Block 3, Eastridge Estates Subdivision, SE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .44 acres
LOCATION	303 Enchantment Road
EXISTING ZONING	Low Density Residential District - Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District - Planned Development Designation
South:	Low Density Residential District - Planned Development Designation
East:	Low Density Residential District - Planned Development Designation
West:	Low Density Residential District - Planned Development Designation
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of Non-Access Easement be approved with stipulation:

1. Prior to the approval of the City Council, a recorded copy of an access restriction for 55 feet of lot frontage abutting Stumer Road shall be submitted to the Growth Management Department.

GENERAL COMMENTS: The applicant has submitted a Vacation of Non-Access Easement to vacate a portion of a non-access easement located along Enchantment Road as it abuts the subject property.

The property is located in the southeast corner of the intersection of Enchantment Road and Stumer Road. Currently, access is being taken from Stumer Road and the applicant

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would request that access be taken from Enchantment Road to facilitate the construction of a new single family residence. Currently there are no structures existing on the property.

STAFF REVIEW: Staff has reviewed the Vacation of Non-Access Easement request and has noted the following considerations:

Street(s): The two adjacent streets are classified as collector streets. A non-access easement has been platted along Enchantment Road as it abuts the subject property. However, the applicant has submitted an application to allow access from Enchantment Road versus Stumer Road due to lot size and house placement being limited on this property. Staff would note that the Street Design Criteria Manual 8.2.1 H allows for only one driveway to any single residence. As such, staff would recommend that an access restriction be recorded for the Stumer Road frontage.

Staff is recommending that the Vacation of Non-Access Easement request to vacate a portion of the non-access easement along Enchantment Road be approved with the above stated stipulation.