

STAFF REPORT
September 26, 2006

No. 06VE022 - Vacation of a portion of a Drainage Easement

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Robert P. Johns
REQUEST	No. 06VE022 - Vacation of Drainage Easement
EXISTING LEGAL DESCRIPTION	A portion of the drainage easement located in Lot 8, Eisenbraun Subdivision, Section 26, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.50 acres
LOCATION	6701 Southside Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Public Use District
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	8/22/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of a portion of a Drainage Easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate a 176 square foot portion of an existing drainage easement on the subject property. The property is located at 6701 Southside Drive and single family residence and detached garage are currently located on the subject property. A building permit was issued for the structures in 2001 based on the Pennington County Zoning Ordinance. However, a portion of the garage was constructed within the existing drainage easement.

STAFF REVIEW: Staff has reviewed the proposed vacation of a portion of a drainage easement as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Grading and Drainage: Staff noted that the applicant submitted drainage calculations for the subject property. It appears that the proposed vacation of a portion of a drainage easement will not have any significant adverse effects on the undeveloped and proposed developed flows.

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Staff has reviewed the request for the vacation of a portion of a drainage easement and has determined that the easement will not effect future development. As such, Staff recommends that the Vacation of a portion of a Drainage Easement be approved.