

STAFF REPORT
October 30, 2007

No. 07VE034 - Vacation of a portion of a Major Drainage Easement **ITEM**

GENERAL INFORMATION:

APPLICANT/AGENT	James Taylor
PROPERTY OWNER	Great Western Auto
REQUEST	No. 07VE034 - Vacation of a portion of a Major Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 2 of RTA Addition, located in the NW1/4 of the NW1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.37 acres
LOCATION	222 Cambell Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	Public
DATE OF APPLICATION	9/11/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a request to vacate a portion of a Major Drainage Easement. The property is located at the northeast intersection of Campbell Street and East Highway 44. Currently an automobile dealership known as "Great Western Auto" is located on the property. The applicant has indicated that an additional commercial building is planned for the site for business and that the vacation of a portion of a Major Drainage Easement is needed in order to provide the additional space for business expansion. The property is currently zoned General Commercial District.

STAFF REVIEW:

Staff has reviewed the applicant's request to vacate a portion of a Major Drainage Easement and noted the following considerations:

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October 25, 2007

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ITEM

MAJOR DRAINAGE EASEMENT:

A major drainage ditch currently crosses on the eastern portion of the property in a north/south direction. The plat document identifies a Major Drainage Easement located on the eastern portion of the property for the drainage ditch. The applicant is requesting to vacate a portion of the easement on the western boundary of the Major Drainage Easement. The applicant has submitted an exhibit known as "Exhibit A" that identifies the portion of the easement to be vacated.

The east side slope of the drainage ditch currently does not meet the standards in the Drainage Criteria Manual. The east side slope of the ditch is currently a 2:1 slope. Staff has noted that City standards require a 4:1 slope. If the proposed portion of a Major Drainage Easement were to be vacated it would make it more difficult for grading along the ditch in the future to bring the ditch in compliance with City standards. The Major Drainage Easement is needed for public purposes for current and future drainage improvements. For these reasons staff recommends that the vacation of a portion of a Major Drainage Easement be denied.