

STAFF REPORT  
August 7, 2008

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**No. 08VE020 - Vacation of Access Easement**

**ITEM 34**

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GENERAL INFORMATION:

APPLICANT	Security First Bank
AGENT	Les Larson
PROPERTY OWNER	Security First Bank
REQUEST	<b>No. 08VE020 - Vacation of Access Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 3 of Autumn Hills Plaza Subdivision, located in the NW1/4 and the SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 acres
LOCATION	5430 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Public Works Committee approval, the revised access easement shall be recorded at the Register of Deed's Office.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Access Easement request to vacate an access easement previously platted on Lot 3 of Autumn Hills Plaza Subdivision. In addition, the applicant has submitted a Vacation of Utility and Minor Drainage Easement request (File

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#08VE021) to vacate a portion of the existing 8 foot wide utility and minor drainage easement located along the north and south lot lines of the property.

On September 18, 2000, the City Council approved a Final Plat (#00PL060) for Lots 1 through 5 of Autumn Hills Plaza Subdivision, which included the property.

Currently, a sign is located in the western portion of the property. In addition, a large drainage channel is located along the eastern portion of the property. The balance of the site is void of any structural development.

**STAFF REVIEW:**

Staff has reviewed the Vacation of an Access Easement request and has noted the following considerations:

**Access:** The access easement was originally platted on Lot 3 to provide a shared driveway with one approach along Sheridan Lake Road to serve as access to Lots 2, 3 and 4 of Autumn Hills Plaza Subdivision. However, the applicant has submitted an as-built drawing of the lot showing that the existing shared driveway is located in part outside of the access easement. In addition, a sign has been constructed within the access easement. As such, the applicant is proposing to vacate the existing access easement and to record a revised access easement to incorporate the entire existing driveway and to exclude the area where the sign is located.

Staff is recommending that prior to Public Works Committee approval, the revised access easement be recorded at the Register of Deed's Office.

**Future Land Use:** The applicant has indicated that a medical facility and research center will be constructed on Lot 3. Since the property is a part of a previously approved Planned Development Designation, an Initial and Final Commercial Development Plan must be submitted for review and approval. At that time, staff will also review the existing sign located on the property to ensure that it complies with the Sign Code Ordinance.

Staff is recommending that the Vacation of Access Easement request be approved with the stipulation of approval as noted above.