

STAFF REPORT
August 26, 2008

No. 08VE019 - Vacation of Utility and Minor Drainage Easement

ITEM

GENERAL INFORMATION:

APPLICANT	Terry Haskell
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Terry Haskell
REQUEST	No. 08VE019 - Vacation of Utility and Minor Drainage Easement
EXISTING LEGAL DESCRIPTION	Lots 9AR and 9B of Block 28 of Robbinsdale Addition No. 10, located in the NE1/4 of the SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.17 acres
LOCATION	323 and 317 Alta Vista Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Development Designation)
East:	Low Density Residential District
West:	Low Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	6/26/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the Vacation of Utility and Minor Drainage Easement be approved with the following stipulation:

1. Prior to Public Works approval, the applicant shall sign a Developmental Lot Agreement indicating that both properties are under the same ownership.

GENERAL COMMENTS: (Update: August 21, 2008. All revised and/or added text is shown in bold.) This item was continued at the July 24, 2008 Public Works Committee meeting as the required information had not been submitted. The required Developmental Lot Agreement was signed and approved by staff on August 20, 2008.

STAFF REPORT
August 26, 2008

No. 08VE019 - Vacation of Utility and Minor Drainage Easement

ITEM

As such, staff recommends that the Vacation of Utility and Minor Drainage Easement be approved.

The applicant is proposing to vacate the Minor Drainage and Utility Easements as shown in Exhibit "A". The properties are located at 317 and 323 Alta Vista Drive, south of Alta Vista Drive and north of Middle Valley Drive. The property is zoned Low Density Residential. The property to the north is zoned Low Density Residential. The properties to the south and west are zoned Low Density Residential with a Planned Development Designation. The property to the east is zoned Low Density Residential District.

The applicant owns both properties and has indicated that he will be signing a Developmental Lot Agreement. The applicant indicated that the Vacation of Utility and Minor Drainage Easements are needed in order to construct a house. The properties are currently vacant of any structures.

STAFF REVIEW: Staff has reviewed the Vacation of a Minor Drainage and Utility Easement request and has noted the following issues:

Developmental Lot Agreement: Prior to Public Works approval the applicant must sign a Developmental Lot Agreement indicating that both properties are under the same ownership. **The required Developmental Lot Agreement was signed and approved by staff on August 20, 2008. As such, staff recommends that the Vacation of Utility and Minor Drainage Easement be approved.**

Utility Company Approval: The vacation of a utility easement requires review by all affected utility companies. The affected utility companies have all provided written documentation indicating that they do not have objections to vacating the utility easements.