

STAFF REPORT
March 10, 2009

No. 09VE003 - Vacation of Utility and Minor Drainage Easement

GENERAL INFORMATION:

APPLICANT	Mehlhoff Construction, Inc.
AGENT	FMG, Inc.
PROPERTY OWNER	Jeff Mehlhoff
REQUEST	No. 09VE003 - Vacation of Utility and Minor Drainage Easement
EXISTING LEGAL DESCRIPTION	Lots 4 and 5 of Block 2 of I-90 Heartland Business Park located in the NE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.1 acres
LOCATION	At the northeast corner of the intersection of Seger Drive and Rearden Court
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/16/2009
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of Utility and Minor Drainage Easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate the Minor Drainage and Utility Easements as shown in Exhibit "A" to construct an industrial structure that will be developed over the lot line between Lots 4 and 5 of Block 2 of I-90 Heartland Business Park. The properties are located at the northeast corner of Seger Drive and Reardon Court. The property is zoned Light Industrial District and is currently void of structural development.

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

Developmental Lot Agreement: Staff noted that the applicant has signed and recorded a

STAFF REPORT
March 10, 2009

No. 09VE003 - Vacation of Utility and Minor Drainage Easement

Developmental Lot Agreement for the two properties.

Utility Company Approval: The vacation of a utility easement requires permission of all affected utility companies. Staff noted that all of the affected utility companies have been contacted. All affected utility companies have provided written documentation indicating that they do not have objections to vacating the utility easement.

Grading and Drainage: Staff noted that grading and drainage plans were previously approved for the subdivision and it appears that vacating the existing Minor Drainage Easement will not have an adverse effect on surrounding properties. In addition, the applicant will be required to submit additional drainage and grading information when a building permit is reviewed and approved for the property.

Staff recommends that the Vacation of a Utility and Minor Drainage Easement be approved.