

STAFF REPORT
March 30, 2010

No. 10VE004 - Vacation of Utility Easement

ITEM

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District #1
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Rapid City Area School District #1
REQUEST	No. 10VE004 - Vacation of Utility Easement
EXISTING LEGAL DESCRIPTION	Lots RU-302A and RU-302B of RU Subdivision located in the E1/2 of Section 35 and the W1/2 of Section 36, Sections 35 and 36, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 34.4 acres
LOCATION	South of North Street between West Boulevard North and North Mount Rushmore Road
EXISTING ZONING	Civic Center District
SURROUNDING ZONING	
North:	General Agriculture District - Low Density Residential District - Medium Density Residential District
South:	Flood Hazard District
East:	Civic Center District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/26/2010
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Vacation of Utility Easement be approved with the following stipulations:

1. Prior to the Public Works Committee meeting, written documentation shall be obtained from Knology indicating concurrence with the proposed vacation of easement request; and,
2. Prior to the Public Works Committee meeting, the alternate easement locations shall be recorded at the Register of Deed's Office and a copy of the recorded document(s) shall be submitted to the Growth Management Department.

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GENERAL COMMENTS:

The applicant has submitted a Vacation of Easement request to vacate a portion of a power line easement, a telephone line easement and a utility easement extending through the property. In addition, the applicant has submitted a Vacation of Utility Easement request (File #10VE005) to vacate utility easements on the adjacent property.

The applicant has also submitted a SDCL 11-6-19 Review (File #10SR015) to renovate and expand Central High School and to construct a 12 inch city water main loop in order to provide required fire flows to the building. In particular, the project includes the construction of a science wing and a 9th grade wing along the north side of the existing building and the construction of a gymnasium, locker rooms and related offices along the south side of the existing building. Additional parking will also be provided south and east of the school. The site work associated with the renovations and additions includes replacing and constructing asphalt parking, constructing new storm sewer, constructing new stormwater treatment and attenuation ponds, relocating utilities and additional landscaping of the disturbed areas.

The property is located south of North Street between West Boulevard North and North Mount Rushmore Road. As previously indicated, Central High School is currently located on the property. The applicant is proposing to vacate the utility easements to accommodate the expansion of the school as identified.

STAFF REVIEW:

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

Utility Companies: All of the utility companies have indicated concurrence with the Vacation request with the exception of Knology. As such, prior to the Public Works Committee meeting, written documentation must be obtained from Knology indicating concurrence with the proposed vacation of easement request.

Easements: The applicant has submitted exhibits identifying alternate locations for the utilities as a result of the Central High School expansion project. As such, prior to the Public Works Committee meeting, the alternate easement locations must be recorded at the Register of Deed's Office and a copy of the recorded document(s) must be submitted to the Growth Management Department.

Staff is recommending that the Vacation of Utility Easement request be approved with the stipulations of approval as identified above.