

STAFF REPORT
March 29, 2011

No. 11VE006 - Vacation of Minor Drainage and Utility Easement

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District #51-4
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Rapid City Area School District 51-4
REQUEST	No. 11VE006 - Vacation of Minor Drainage and Utility Easement
EXISTING LEGAL DESCRIPTION	Tract C of Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 24.4 acres
LOCATION	4840 Homestead Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District Sewer and Rapid City Water
DATE OF APPLICATION	3/10/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Public Works Committee approval, written concurrence from all of the affected utility companies shall be submitted to the Growth Management Department.

GENERAL COMMENTS:

The applicant is proposing to vacate an eight foot wide minor drainage and utility easement located along the north lot line of the property. The property is known as Lot C of Big Sky Subdivision.

On June 7, 2004, the City Council approved a Final Plat creating Lot C of Big Sky

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Subdivision. The easement was created on the Final Plat document.

The property is located along the north side of Homestead Street between Carl Avenue and Aurora Drive. Currently, Valley View School is located on the property. The applicant is proposing to vacate the Minor Drainage and Utility Easement as a part of an expansion project for the school.

STAFF REVIEW:

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

Utilities: The applicant has submitted written documentation from Knology of the Black Hills and Montana Dakota Utilities concurring with the Vacation of Minor Drainage and Utility Easement request. To date, written concurrence has not been submitted from Rapid Valley Sanitary District, Qwest Communications, Mid-Continent Communications, Golden West Engineering Department and Black Hills Power. As such, staff recommends that prior to Public Works Committee approval, written concurrence from all of the affected utility companies be submitted to the Growth Management Department.

Drainage: As noted above, the applicant is proposing to expand Valley View School currently located on the property. On-site storm water drainage improvements are included as a part of the improvements to address site drainage. Based on the existing and proposed school improvements, the minor drainage easement is not required along the north lot line. As such, staff recommends that the Vacation of Easement request be approved.

Staff recommends that the Vacation of Minor Drainage and Utility Easement request be approved with the stipulation of approval as noted above.