

STAFF REPORT  
April 12, 2011

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**No. 11VE010 - Vacation of a Minor Drainage and Utility Easement**

**ITEM**

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GENERAL INFORMATION:

APPLICANT	Craig Hansen
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Craig Hansen
REQUEST	<b>No. 11VE010 - Vacation of a Minor Drainage and Utility Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 6 Revised of Block 3 of Westview Estates, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.323 acres
LOCATION	4085 Corral Drive
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential
PUBLIC UTILITIES	City water and private on-site wastewater
DATE OF APPLICATION	3/28/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. Prior to Public Works Committee approval, a revised Exhibit shall be submitted for review and approval showing the vacation of only that portion of the easement encroached upon by the retaining wall;
2. Prior to Public Works Committee approval, the applicant shall submit written documentation from all of the affected utility companies indicating concurrence with the vacation request;
3. Prior to Public Works Committee approval, a topographic plan showing the location of the drainfield, service lines and fire hydrant be submitted for review and approval; and,
4. Prior to Public Works Committee approval, a drainage detail addressing drainage flows in relation to the proposed retaining wall shall be submitted for review and approval.

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GENERAL COMMENTS:

The applicant has submitted a Vacation of a Minor Drainage and Utility Easement request to vacate a six foot wide Minor Drainage and Utility Easement located along the south lot line of the property.

The property is located approximately 500 feet east of the intersection of Corral Place and Corral Drive on the south side of Corral Drive. Currently, a single family residence and a garage are located on the property. The site plan identifies that a retaining wall will be constructed along the south side of the existing residence, within a portion of the existing six foot wide Minor Drainage and Utility Easement located along the south lot line of the property.

STAFF REVIEW:

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

Utilities: The applicant has submitted written documentation from Midcontinent Communications and Montana-Dakota Utilities Company indicating concurrence with the vacation request. To date, the applicant has not submitted written documentation from the balance of the affected utility companies. As such, staff recommends that prior to Public Works Committee approval, the applicant submit written documentation from all of the affected utility companies indicating concurrence with the request.

Retaining Wall: The applicant has submitted a site plan showing the proposed construction of a retaining wall along the south side of the existing residence. A portion of the retaining wall is shown to be located within the existing six foot wide Minor Drainage and Utility Easement located along the south lot line. In the past, the City has only vacated that portion of the easement encroached upon by existing or proposed structures. As such, staff recommends that prior to Public Works Committee approval, a revised Exhibit be submitted for review and approval showing only that portion of the easement encroached upon by the retaining wall being vacated.

Drainage: Drainage flows appear to move in the northeast direction. As such, prior to Public Works Committee approval, a drainage detail addressing drainage flows in relation to the proposed retaining wall shall be submitted for review and approval.

Site Plan: The applicant has submitted a site plan with topographic contours showing the location of the existing residence and house. To date, the plan does not show the location of the existing on-site drainfield, service lines or the fire hydrant. As such, staff recommends that prior to Public Works Committee approval, a topographic plan showing the location of the drainfield, service lines and fire hydrant be submitted for review and approval.

Staff recommends that the Vacation of Minor Drainage and Utility request be approved with the stipulations as identified above.