

STAFF REPORT
May 31, 2011

No. 11VE011 - Vacation of a Major Drainage Easement

ITEM

GENERAL INFORMATION:

APPLICANT	DTH, LLC
AGENT	Centerline, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 11VE011 - Vacation of a Major Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 7 of Tract B of Lot 1 of New Park Subdivision and Lot 1 of Tract A of McMahon Subdivision located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .6 acres
LOCATION	North of Kathryn Avenue between Kyle Street and Champion Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential II District - Mobile Home Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/27/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of a Major Drainage Easement be approved with the following stipulation:

1. Prior to Public Works Committee approval, drainage information and calculations shall be submitted for review and approval verifying that the proposed channel sections are adequate to convey 100 year stormwater flow, including required freeboard as well as

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access and maintenance of the channel.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Major Drainage Easement request to vacate 10 feet of an existing 40 foot wide drainage easement located within the northern portion of the property.

The property was originally platted in 2006. The 40 foot wide drainage easement was dedicated as a part of the Final Plat.

The property is located approximately 125 feet north of Kathryn Avenue between Kyle Street and Champion Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Drainage: The drainage channel easements located on either side of this property have previously been reduced. The applicant has submitted a minimum grading plan showing revised channel contours. It appears that the proposed easement could accommodate the reduced channel required for the 100 year flow. However, prior to Public Works Committee approval, drainage information and calculations must be submitted for review and approval verifying that the proposed channel sections are adequate to convey 100 year stormwater flow, including required freeboard as well as access and maintenance of the channel.

Staff recommends that the Vacation of Major Drainage Easement request be approved with the stipulation as identified above.