



Rapid City Planning Commission

Vacation of Right-of-Way Project Report

June 25, 2015

Applicant Request(s)
Case # 15VR003 – Vacation of Right-of-Way for a portion of Catron Boulevard
Companion Case(s) #: 15PD017 – Final Planned Development Overlay to construct an office complex

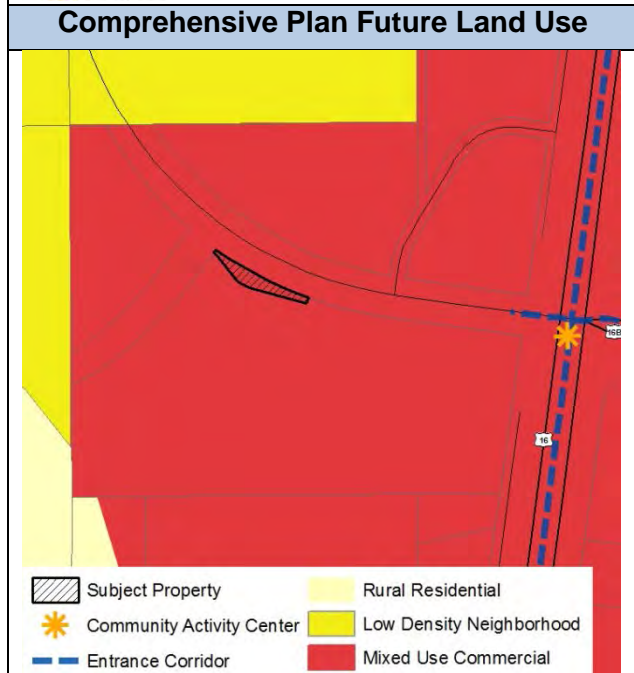
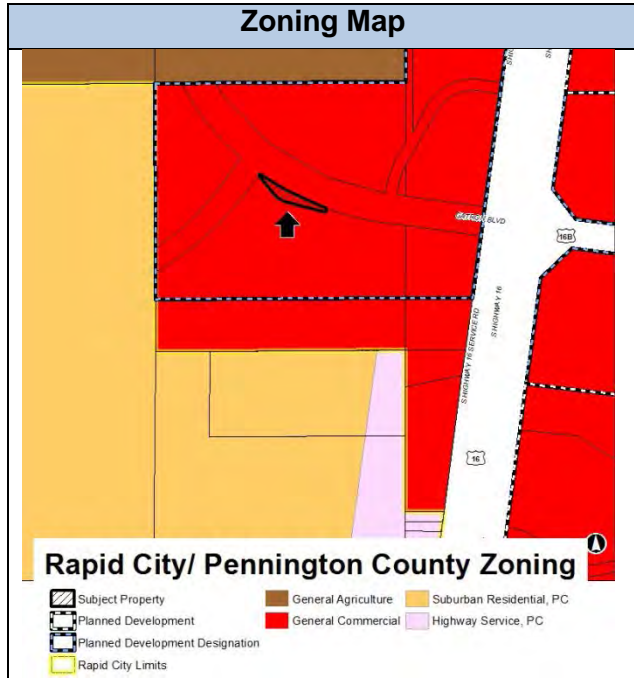
Development Review Team Recommendation(s)
Approve

Project Summary Brief
<p>The applicant has submitted a Vacation of right-of-way application for a portion of Catron Boulevard right-of-way. In addition, the applicant has submitted a Final Planned Development Overlay to construct an office complex for the Black Hills Corporation. The area that the applicant is proposing to vacate is currently a drainage channel that accommodates drainage from the Catron Boulevard right-of-way and will be incorporated in the on-site drainage pond for the proposed development. The applicant has indicated that an area inlet within the remaining right-of-way will be constructed to accommodate the right-of-way drainage.</p>

Applicant Information	Development Review Team Contacts
Applicant: Black Hills Corporation	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Ted Johnson
Architect: NA	Fire District: Tim Behlings
Engineer: Ferber Engineering Company	School District: NA
Surveyor: Ferber Engineering Company	Water/Sewer: Ted Johnson
Other: NA	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Located on the south side of Catron Boulevard east of the intersection of Catron Boulevard and Les Hollers Way right-of-way
Neighborhood	US Highway 16
Subdivision	CB2 Addition
Land Area	0.35 acres (15,405 square feet)
Existing Buildings	Channel for right-of-way drainage
Topography	15 feet of elevation change into drainage channel
Access	Catron Boulevard
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Electric Cooperative / MDU
Floodplain	NA
Other	NA

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PDD	MUC – Entrance Corridor – Community Activity Center	Drainage channel
Adjacent North	GC - PDD	MUC – Entrance Corridor – Community Activity Center	Void of structural development
Adjacent South	GC - PDD	MUC – Entrance Corridor – Community Activity Center	Proposed office complex
Adjacent East	GC - PDD	MUC – Entrance Corridor – Community Activity Center	Void of structural development
Adjacent West	GC - PDD	MUC – Entrance Corridor – Community Activity Center	Void of structural development








Relevant Case History			
Case/File#	Date	Request	Action
NA			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	Not required	0.35 acres (15,405 square feet)	
Lot Frontage	Not required	NA	
Maximum Building Heights	4 stories or 45 feet	NA	
Maximum Density	75%	NA	
Minimum Building Setback:			
• Front	25 feet	NA	
• Rear	"0" feet	NA	
• Side	"0" feet	NA	
• Street Side	25 feet	NA	
Minimum Landscape Requirements:			
• # of landscape points	NA	NA	
• # of landscape islands	NA	NA	
Minimum Parking Requirements:			
• # of parking spaces	NA	NA	
• # of ADA spaces	NA	NA	
Signage	NA	NA	
Fencing	NA	NA	



Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 16.08.120.E of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to Vacate right-of-way:	
Criteria	Findings
1. The vacation serves the interest of the City by removing maintenance or liability risks.	The applicant is proposing to vacate a portion of Catron Boulevard right-of-way which is the location of a drainage channel. Catron Boulevard is identified as a Principal Arterial Street on the City's Major Street Plan requiring a minimum of 100 feet of right-of-way. The proposed vacation will maintain 150 feet of right-of-way. The applicant has indicated that the area to be vacated will be incorporated in on-site drainage as shown on the site plan for the Final Planned Development Overlay for Black Hills Corporation. An inlet will be constructed in the remaining right-of-way to accommodate drainage currently being directed to the channel.
2. The property interest being vacated is no longer necessary for City operations.	Catron Boulevard is identified as a Principal Arterial Street on the City's Major Street Plan requiring a minimum right-of-way width of 100 feet. Vacating the proposed right-of-way will maintain 150 feet of right-of-way which exceeds the minimum required. In addition, the applicant has indicated that an area inlet will be constructed in the remaining right-of-way to accommodate right-of-way drainage which is currently directed to the channel in this location.
3. The land to be vacated is no longer necessary for the public	The applicant has submitted a Traffic Impact Study as a part of the Final Planned Development Overlay application

use and convenience.	that identifies improvements to public streets to support the proposed Black Hills Corporation office complex on the adjacent property. Vacating the right-of-way does not conflict with the recommendations of the Traffic Impact Study. In addition, the remaining Catron Boulevard right-of-way exceeds the minimum required for an Arterial Street. The applicant has indicated that the existing channel will be replaced by an area inlet in the remaining right-of-way which will accommodate stormwater drainage.
4. The vacation will not create any landlocked properties.	The proposed Vacation of Right-of-Way will not create any landlocked properties.
5. The vacation will not render access to any parcel unreasonable.	The associated Final Planned Development Overlay shows that the property to the south will be accessed from Les Hollers Way located west of the subject right-of-way. An H-Lot will be dedicated for a proposed roadway through the property that will connect with U.S. Highway 16 service road located to the east. The proposed vacation will not render access to any parcel unreasonable.
6. The vacation will not reduce the quality of public services to any parcel of land.	There are no water or sewer services located in the portion of Catron Boulevard right-of-way that the applicant is proposing to vacate.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial

In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
 A Balanced Pattern of Growth	
BPG-2.1F	State and Federal Coordination: The Catron Boulevard right-of-way abuts U.S. Highway 16. The South Dakota Department of Transportation (SDDOT) has reviewed the proposed vacation request. The applicant should be aware that any changes to the Traffic Impact Study required by the SDDOT must be addressed prior to start of construction.
 A Vibrant, Livable Community	
	NA
 A Safe, Healthy, Inclusive, and Skilled Community	
	NA
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Catron Boulevard is identified as a Principal Arterial Street on the City's Major Street Plan requiring a minimum of 100 feet of right-of-way. The proposed Vacation maintains a right-of-way width of 150 feet.
 Economic Stability and Growth	
EC-3.1C	Other Employment Areas: The proposed Vacation of right-of-way is in conjunction with a Final Planned Development Overlay to construct the Black

	Hills Corporation headquarters. The proposed development will employ approximately 700 employees.
	Outstanding Recreational and Cultural Opportunities
	NA
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The requested Vacation of Right-of-Way application is before the Planning Commission for review and approval and will go before the City Council for review and approval. The public has an opportunity to provide input at these meetings.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial – Entrance Corridor – Community Activity Center
Design Standards:	
GDP-MU1	Relationship of Uses: The associated Final Planned Development Overlay for the Black Hills Corporation headquarters is located on the southwest corner of the intersection of U.S. Highway 16 and Catron Boulevard which are both identified as Principal Arterial Streets on the City's Major Street Plan.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	US Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1C	Community Activity Centers: The proposed Vacation of Right-of-Way is in conjunction with a Final Planned Development Overlay to construct the Black Hills Corporation headquarters which will accommodate 700 employees.

Findings	
Staff has reviewed the Vacation of Right-of-Way request pursuant to Chapter 16.08.120.E of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed Vacation of Right-of-Way maintains the minimum required right-of-way width for an Arterial Street and the applicant has shown that an area inlet will be constructed in the remaining Catron Boulevard right-of-way to accommodate the stormwater drainage that is currently directed to the channel located on the subject property.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Vacation of Right-of-Way be approved.	