

STAFF REPORT
August 5, 2010

No. 10VR003 - Vacation of Right-of-way

ITEM 25

GENERAL INFORMATION:

APPLICANT	Downtown Rapid City Economic Development Corporation d/b/a Destination Rapid City
AGENT	FourFront Design, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 10VR003 - Vacation of Right-of-way
EXISTING LEGAL DESCRIPTION	That portion of Main Street right-of-way adjacent to Lots 17-22 of Block 75, and a portion of Main Street at the intersection of Sixth Street and Main Street, Original Town of Rapid City located in the NW1/4 of the NW1/4 of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.05 acres
LOCATION	At the northeast corner of the intersection of Sixth Street and Main Street
EXISTING ZONING	Central Business District
SURROUNDING ZONING	
North:	Central Business District
South:	Central Business District
East:	Central Business District
West:	Central Business District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/8/2010
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Vacation of Right-of-way be approved with the following stipulation:

1. Prior to City Council approval, construction plans shall be submitted for review and approval showing the relocation of the power lines serving the street lights to right-of-way or a utility easement shall be secured for the current location of the power lines.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Right-of-way request to vacate a 13 foot wide by 162.94 foot long portion of Main Street right-of-way located adjacent to Lots 17 through 22,

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Block 75, Original Town of Rapid City. In addition, the applicant has submitted a Vacation of Right-of-way request (File #10VR004) to vacate a 13 foot wide by 140 foot long portion of Sixth Street right-of-way located adjacent to Lot 17, Block 75, Original Town of Rapid City.

The Downtown Rapid City Economic Development Corporation has submitted two Vacation of Right-of-way applications as a part of the Main Street Square project which includes the construction of an outdoor public square at the northeast corner of Main Street and Sixth Street.

The property is located at the northeast corner of the intersection of Main Street and Sixth Street. Currently, a sidewalk, power lines to serve street lights and seven parking spaces are located within this area of right-of-way.

STAFF REVIEW:

Staff has reviewed the Vacation of Right-of-way request and has noted the following considerations:

Utilities: All of the private utility companies have submitted written documentation indicating concurrence with the vacation request. As previously noted, power lines to serve City street lights are located within the area of right-of-way to be vacated. As such, staff recommends that prior to City Council approval, construction plans be submitted for review and approval showing the relocation of the power lines to right-of-way or a utility easement must be secured for the current location of the power lines.

Sidewalk: The applicant has submitted a preliminary plan for the Main Street Square to be constructed within this area of right-of-way and on the adjacent property owned by the City and currently developed as a public parking lot. The preliminary plan identifies that a sidewalk connection will be provided as a part of the Main Street Square project to insure pedestrian access along this section of Main Street.

Staff recommends that the Vacation of Right-of-way request be approved with the stipulation as noted above.