

STAFF REPORT

October 28, 2003

No. 03VE016 - Vacation of Utility and Minor Drainage Easements

ITEM

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Safe Haven Inc.
REQUEST	No. 03VE016 - Vacation of Utility and Minor Drainage Easements
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot A of Derby Subdivision located in the NW1/4 of the SW1/4 of Section 2, and in the NE1/4 of the SE1/4 of Section 3, all in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.279 acres
LOCATION	1130 Jackson Boulevard
EXISTING ZONING	General Commercial District w/Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District w/Planned Commercial Development
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/23/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Vacation of Utility and Minor Drainage Easements be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Utility and Minor Drainage Easement request to vacate a portion of the easement located along the north and east lot line of the subject property. A structure was constructed in the easement several years ago. The applicant is proposing to vacate the easement in order to bring the property into compliance with the Rapid City Municipal Code.

The property is located east of Jackson Boulevard at the Jackson Boulevard and Mountain View Road intersection. The structure is currently being used as a veterinarian clinic.

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STAFF REVIEW:

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

Utility Companies: All of the affected utility companies have responded to the proposed vacation request. All of the responses have indicated support for the proposed request.

Drainage: The Engineering Division has indicated that the minor drainage easement is not needed to convey flows across the subject property. As such, the Engineering Division is recommending approval of the proposed Utility and Minor Drainage Easement Vacation request.

As indicated above, the utility companies and the Engineering Division support the proposed vacation request. As such, staff is recommending that the Vacation of Utility and Minor Drainage Easement be approved.