



Rapid City Planning Commission

Vacation of Right-of-Way Project Report

August 22, 2019

Item #11
Applicant Request(s)
Case #19VR003 – Vacation of Right-of-Way
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
Staff recommends denial of the Vacation of Right-of-Way request.

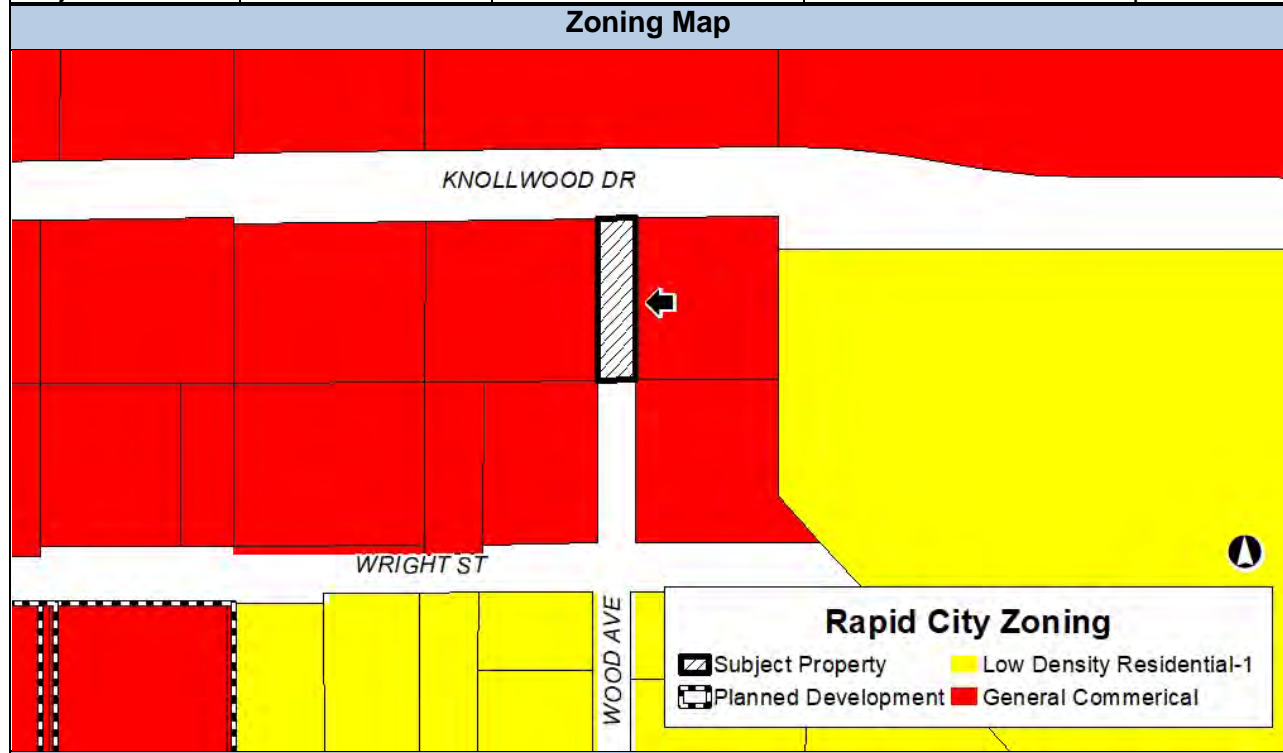
Project Summary Brief
<p>(Update August 15, 2019. All revised and/or added text is shown in bold.) This item was continued from the August 8, 2019 Planning Commission meeting at the applicant's request. Staff recommends that the Vacation of Right-of-Way request be denied.</p> <p>(Update July 31, 2019. All revised and/or added text is shown in bold.) On July 31, 2019, the applicant met with staff to discuss the proposed Vacation of Wood Avenue right-of-way and the 2012 Rapid City Arterial Street Safety Study. The following issues were discussed:</p> <ul style="list-style-type: none">• The Haines Avenue street segment between Lindbergh Avenue and U.S. Interstate 90 has been identified as the highest non-intersection crash segment in Rapid City based on number of crashes and traffic volumes;• Implementation of the study recommendations has included construction of a median at Haines Avenue and Knollwood Drive restricting left turning movements. The improvements are not identified in the Capital Improvement Plan budget for the next 10 years; however, new development along Haines Avenue may trigger future implementation;• The grades and right-of-way width of this portion of Wood Avenue may provide challenges to constructing a road; however, there are no other north / south connections between Haines Avenue and Maple Avenue which would provide the street connectivity needed for the area. Public Works staff indicated that additional right-of-way or construction easements could be needed in the future;• The future Wood Avenue street connection and the possible future signalization of the Haines Avenue and Wright Street intersection will increase traffic volumes in the area. Generally, properties abutting Wright Street are zoned General Commercial District. There are four properties on the south side of Wright Street zoned Low Density Residential District with only one of the properties being developed with a single-family dwelling; and,• Since 2012, traffic volumes on Haines Avenue between Lindbergh Avenue and U.S. Interstate 90 have increased 9.19%. Traffic volumes will continue to increase with the development and redevelopment of properties abutting Haines Avenue. Proposed future development that requires a Traffic Impact Study and continual evaluation of traffic volumes will determine when improvements are needed including the construction of this segment of Wood Avenue. <p>Staff recommends that the Vacation of Right-of-Way request be denied. The 2012 Rapid City Arterial Street Safety Study recommends that this segment of Wood Avenue be retained to allow the construction of the street segment in the future as future development and redevelopment in the Haines Avenue corridor increase traffic volumes and implementation of the study recommendations are needed.</p> <p>The applicant has submitted a Vacation of Right-of-Way application for a 33-foot wide portion</p>

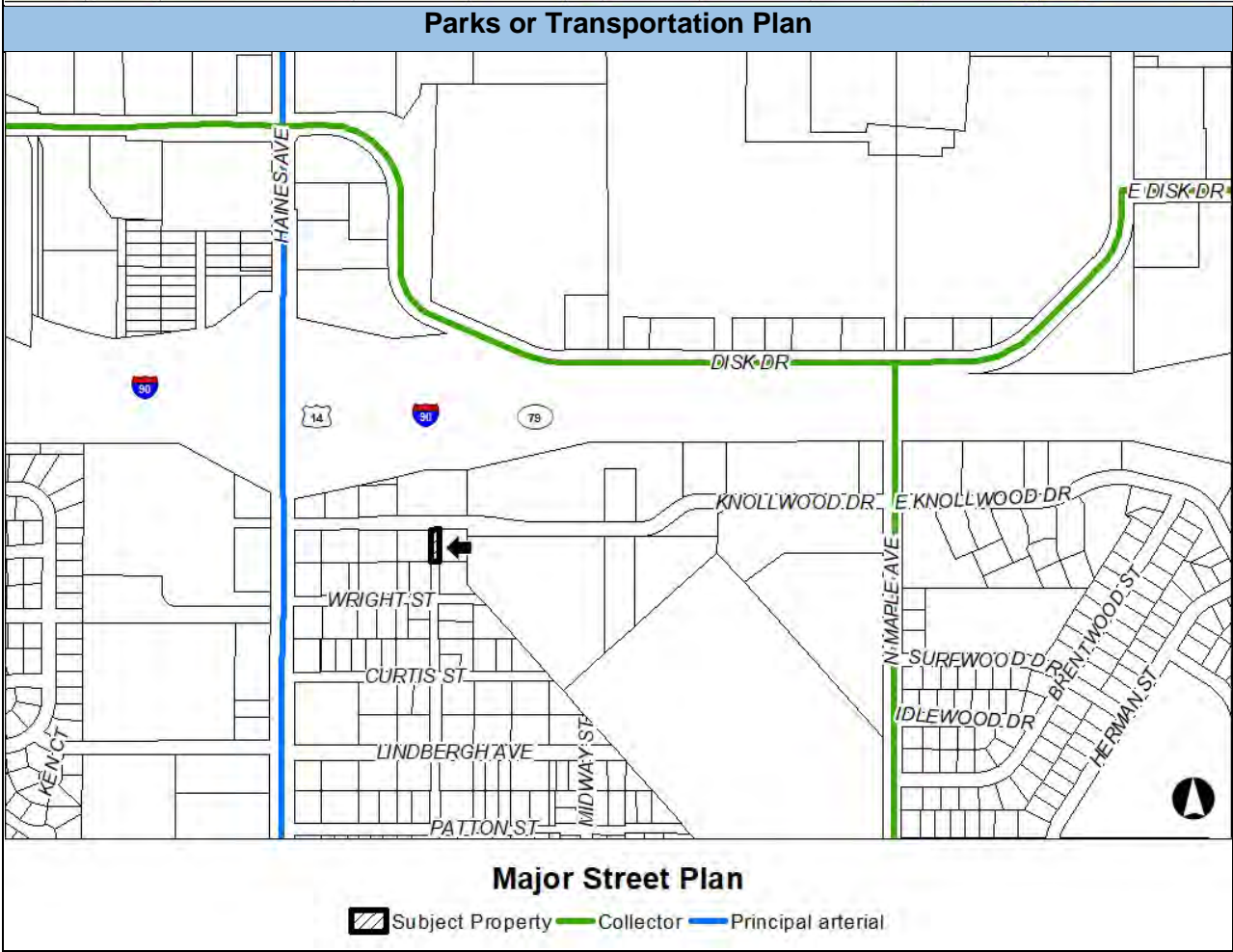
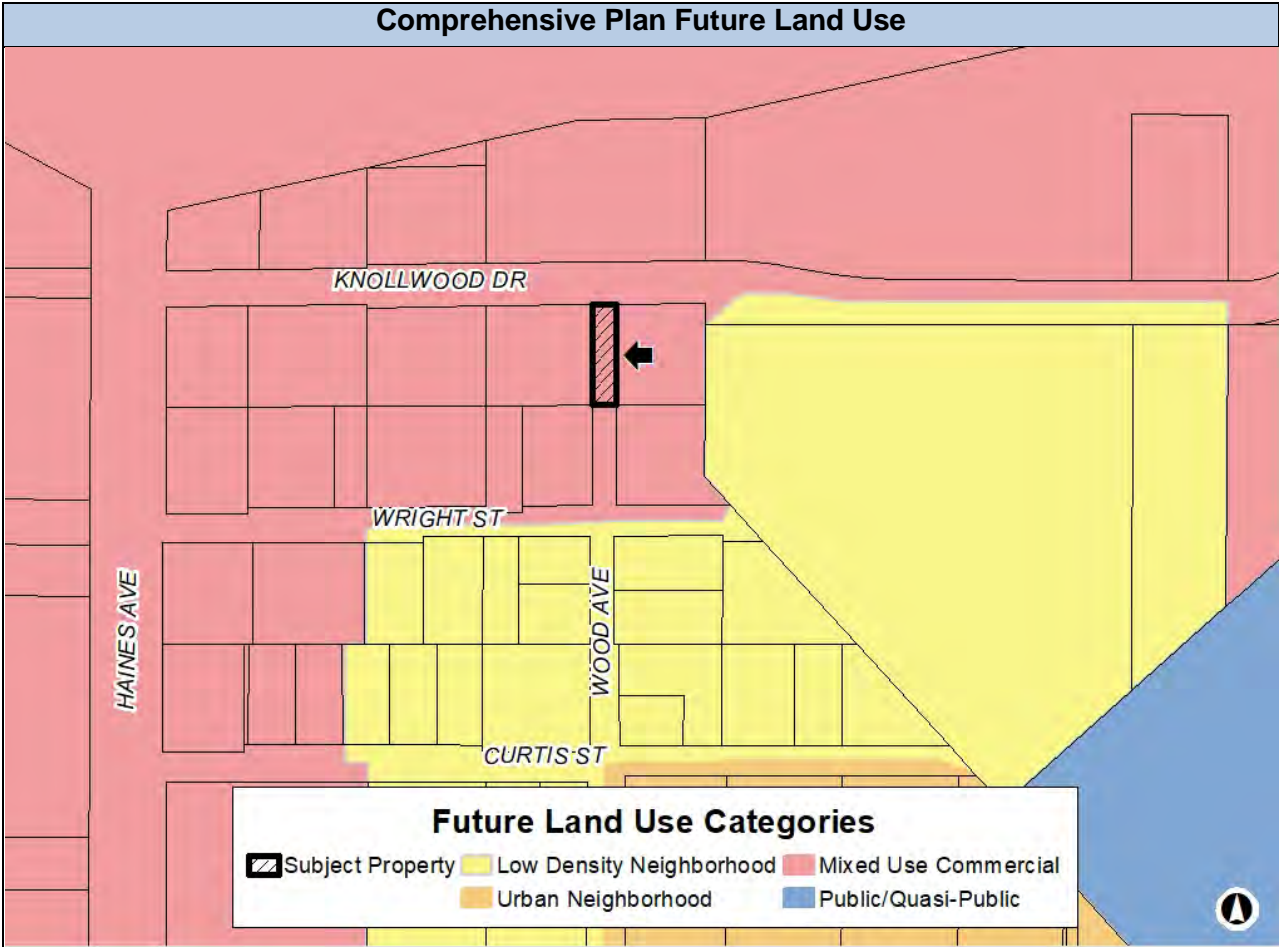
of Wood Avenue right-of-way located on the south side of Knollwood Drive and north of the intersection of Wood Avenue and Wright Street. Wood Avenue between Knollwood Drive and Wright Street is currently unimproved.

Applicant Information		Development Review Team Contacts	
Applicant: David Ritter		Planner: Fletcher Lacock	
Property Owner: David Ritter		Engineer: Roger Olsen	
Architect: N/A		Fire District: Tim Behlings	
Engineer: N/A		School District: N/A	
Surveyor: Fisk Land Surveying & Consulting Engineers, Inc.		Water/Sewer: Roger Olsen	
Other: N/A		DOT: Stacy Bartlett	

Subject Property Information	
Address/Location	Approximately 650 feet east of the intersection of Knollwood Drive and Haines Avenue
Neighborhood	North Rapid Neighborhood Area
Subdivision	Airport Addition
Land Area	4,455 square feet
Existing Buildings	No structural development
Topography	Rises in elevation from west to east approximately 6-feet
Access	Knollwood Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	N/A	MUC	Wood Avenue right-of-way
Adjacent North	GC	MUC	Furniture Row
Adjacent South	GC	MUC	Wood Avenue right-of-way
Adjacent East	GC	MUC	Void of structural development
Adjacent West	GC	MUC	Void of structural development












Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	Not required	4,455 square feet	
Lot Frontage	Not required	N/A	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	"0" feet	N/A	
• Side	"0" feet	N/A	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	N/A	N/A	
Fencing	N/A	N/A	

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 Arterial Street Safety Study adopted in 2012 recommends the future installation of a median along Haines Avenue, which will restrict turning movements along Haines Avenue. A recommendation of the study is that Wood Avenue be constructed between Wright Street and Knollwood Drive to provide improved secondary street network connectivity. As such, staff recommends that the Vacation of Right-of-Way request be denied.
2. The property interest being vacated is no longer necessary for City operations.	As noted above, the Arterial Street Safety Study adopted in 2012 recommends the construction of Wood Avenue between Wright Street and Knollwood Drive to improve street network connectivity. Vacating the right-of-way as proposed is in conflict with the safety study.
3. The land to be vacated is no longer necessary for the public use and convenience.	As noted above, the connection between Wright Street and Knollwood Drive is needed to maintain street network connectivity when improvements to Haines Avenue restrict turning movements.
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.	As noted above, access to the adjacent properties will not be affected by the proposed Vacation.
6. The vacation will not reduce the quality of public services to any parcel of land.	The portion of Wood Avenue right-of-way between Knollwood Drive and Wright Street is not currently developed. The proposed Vacation of Right-of-Way will not reduce the quality of public services to any parcel of land.

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-2.1G	City Department Coordination: The Long Range Planning Division has identified that this section of Wood Avenue right-of-way located between Knollwood Drive and Wright Street is needed for a future street. The Arterial Street Safety Study adopted in 2012 recommends constructing medians along Haines Avenue which will constrict turning movements. The study recommends constructing Wood Avenue between Knollwood Drive and Wright Street to provide an improved secondary street network.
 A Vibrant, Livable Community	
	N/A
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1E	Access Management Planning: Haines Avenue from Lindbergh Avenue to U.S. Interstate 90 is identified as the highest non-intersection crash segment in Rapid City. The adopted Arterial Street Safety Study of 2012 recommends constructing medians on Haines Avenue which will restrict turning movements. The study also recommends that Wood Avenue between Knollwood Drive and Wright Street be constructed to improve the secondary street network adjacent to Haines Avenue. Vacating the right-of-way would not be in the public interest.
 Economic Stability and Growth	
	N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 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
Design Standards:	
N/A	As noted above, the right-of-way is needed in the future to construct Wood Avenue between Knollwood Drive and Wright Street to create an improved secondary street network adjacent to Haines Avenue.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The properties lying adjacent to the subject property are currently undeveloped. Knollwood Drive serves as primary access to these properties.

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 Arterial Street Safety Study adopted in 2012 recommends constructing Wood Avenue between Knollwood Drive and Wright Street to provide a better secondary street network adjacent to Haines Avenue. Improvements to Haines Avenue include medians which will restrict turning movements. The subject right-of-way is needed for street connectivity in the North Rapid Neighborhood Area.

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