



Rapid City Planning Commission

Vacation of Right-of-Way Project Report

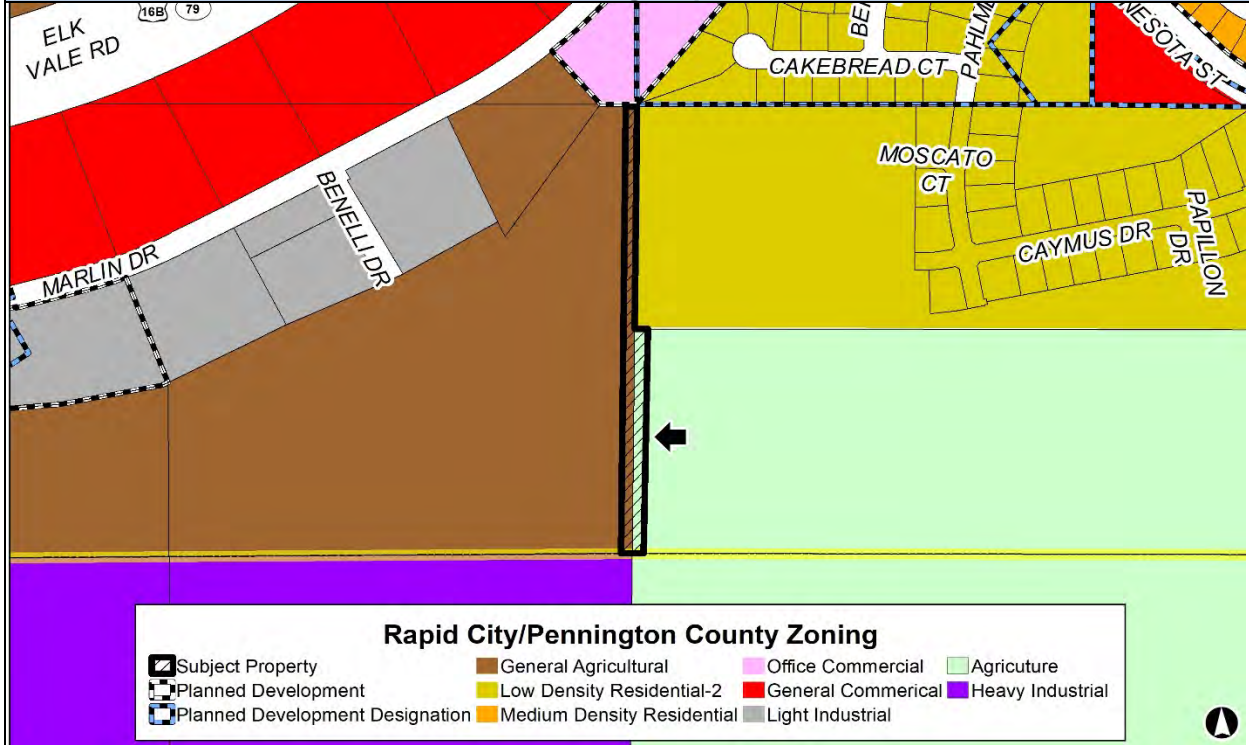
January 6, 2022

Item #16	
Applicant Request(s)	
Case #21VR002 – Vacation of Section Line Highway	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Vacation of Section Line Highway.	
Project Summary Brief	
<p>The applicant has submitted an application to vacate a portion of the section line highway west of the intersection of Caymus Drive and Pahlmeyer Drive. All adjacent properties currently have access from alternative streets. In addition, the section line highway is not needed as a utility or drainage corridor. As such, vacating the section line highway will not adversely impact the neighborhood. In addition, the applicant has submitted a master plan showing the future development of the property adjoining the section line highway demonstrating that the section line highway is not needed.</p>	
Applicant Information	Development Review Team Contacts
Applicant: SSST, LLC	Planner: Kip Harrington
Property Owner: SSST, LLC & ZCO Inc.	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	West of the intersection of Caymus Drive and Pahlmeyer Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Sections 20 & 21, T1N, R8E, BHM, Rapid City, Pennington Co., SD
Land Area	1.48 Acres
Existing Buildings	Void of Structural development
Topography	Rises in elevation from north to south approximately 22 feet
Access	Caymus Drive
Water Provider	
Sewer Provider	
Electric/Gas Provider	
Floodplain	N/A
Other	N/A

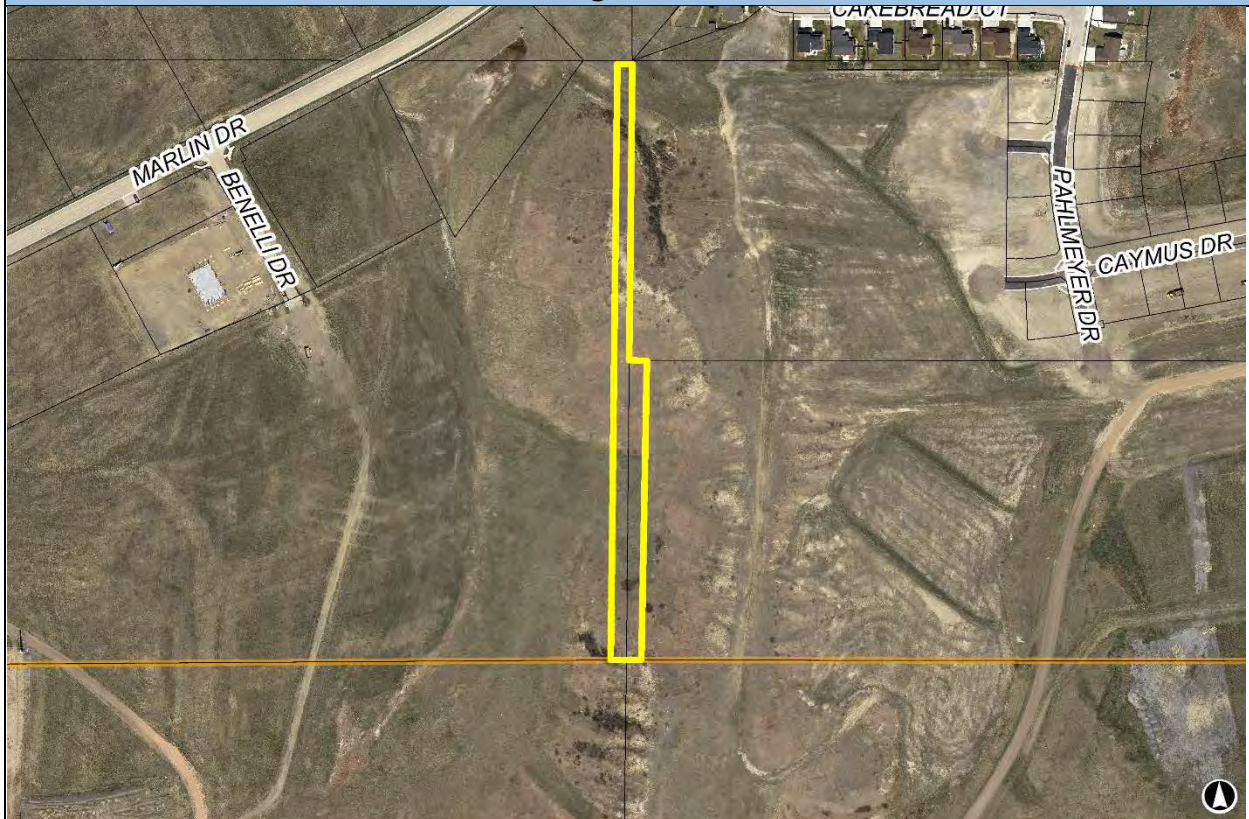
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD & LDR2	UN & EC	Vacant
Adjacent North	GAD & LDR2	UN & MUC	Single-family houses
Adjacent South	County Ag & HI	HI	Vacant
Adjacent East	County Ag	UN	Vacant
Adjacent West	LDR2 & County Ag	EC	Vacant

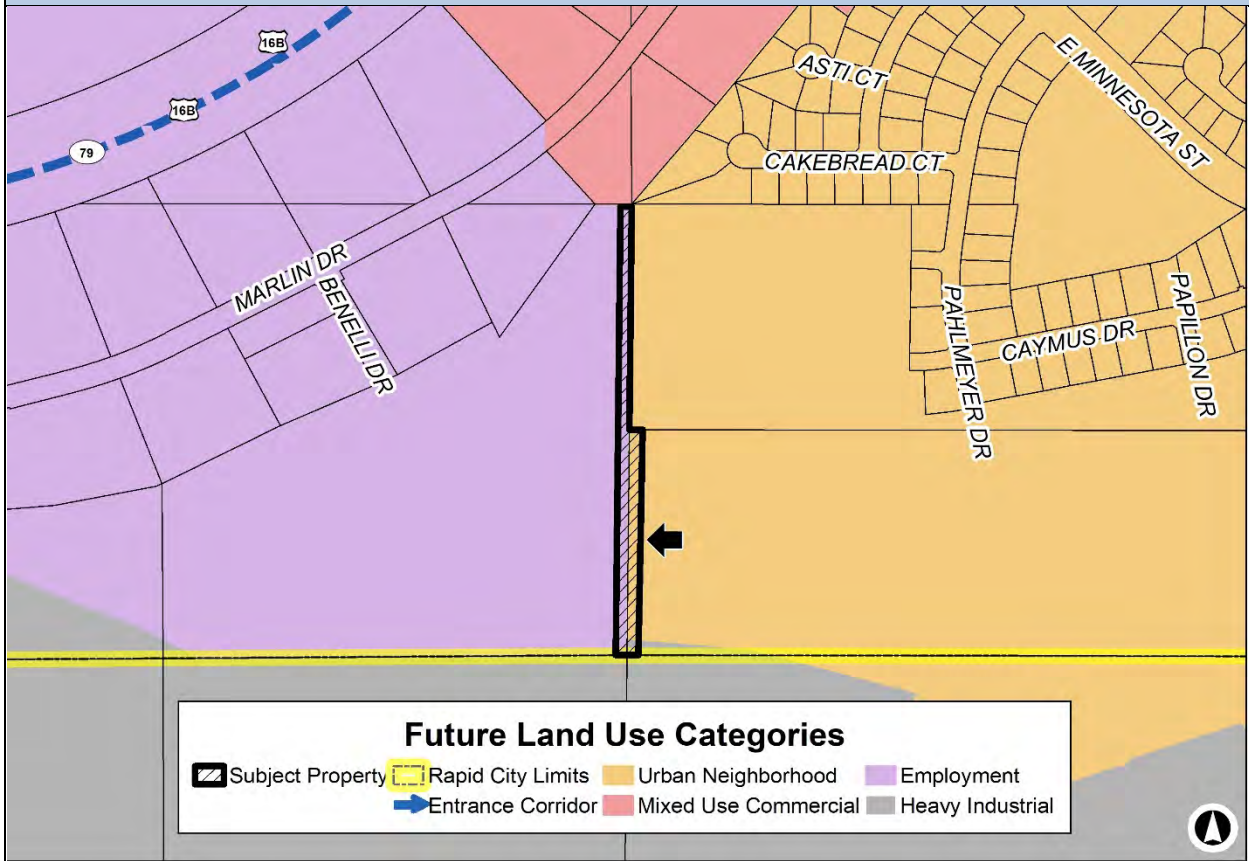
Zoning Map



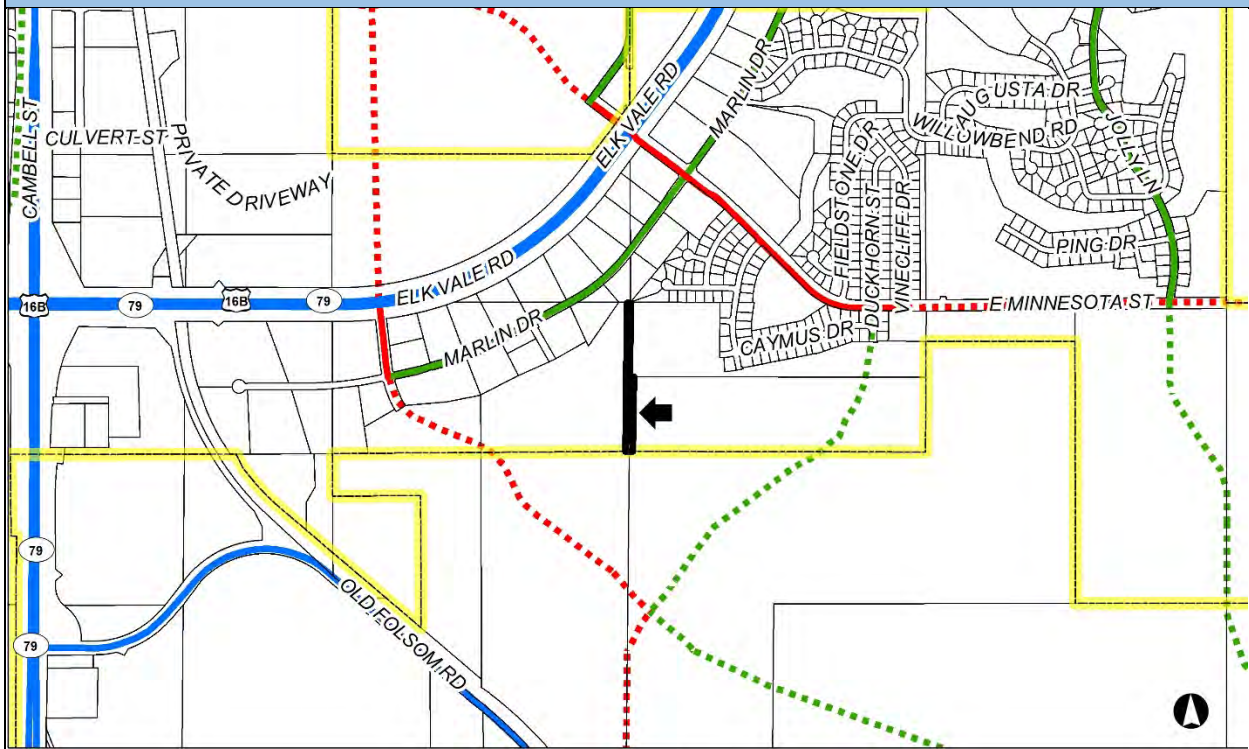
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Major Street Plan

- Subject Property
- Minor arterial
- Collector
- Principal arterial
- Proposed collector
- Proposed minor arterial

Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Low Density Residential	Required	Proposed	
Lot Area	N/A	N/A	
Lot Frontage	N/A	N/A	
Maximum Building Heights	N/A	N/A	
Maximum Density	N/A	N/A	
Minimum Building Setback:			
• Front	N/A	N/A	
• Rear	N/A	N/A	
• Side	N/A	N/A	
• Street Side	N/A	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 applicant is proposing to vacate a 33-foot wide portion of section line highway right-of-way and a 66-foot wide portion of section line highway right-of-way west of Pahlmeyer Drive. All utility companies submitted written documentation noting concurrence with the vacation request. There do not appear to be any adverse impacts to neighboring property owners.
2. The property interest being vacated is no longer necessary for City operations.	The property north of the section line highway has been developed with single-family residences. In addition, the applicant has submitted a Master Plan of the adjacent undeveloped parcels demonstrating that the section line highway is not needed as a street, utility, or drainage corridor.
3. The land to be vacated is no longer necessary for the public use and convenience.	As noted above, the existing development and the Master Plan for the undeveloped adjacent parcels demonstrate the section line highway is no longer necessary for the public's use and convenience.
4. The vacation will not create any landlocked properties.	The proposed Vacation of Section Line Highway will not create any landlocked properties.
5. The vacation will not render access to any parcel unreasonable.	The proposed Vacation of Section Line Highway will not render access to any parcel unreasonable. The subject property and adjacent properties are all accessed via Pahlmeyer Drive and Caymus Drive.
6. The vacation will not reduce the quality of public services to any parcel of land.	The proposed vacation of Section Line Highway does not appear to impact the quality of public services to the subject property or surrounding neighborhood.

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
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: The vacation of the section line highway will not impact the access or availability of services to the subject property or surrounding neighborhood due to sufficient right-of-way being maintained elsewhere.
	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 Section Line Highway 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. Notice of this request is also posted in the local newspaper pursuant to requirements set forth by the Rapid City Municipal Code. All adjacent property owners have signed the Vacation petition.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
GDP-N1	Vacating the section line highway will not prevent the adjacent properties to be developed in compliance with the underlying zoning or the City’s Comprehensive Plan.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	

SEC-NA1.1G	Support existing and additional residential development in the Rapid Valley area west of Reservoir Road
Findings	
<p>Staff has reviewed the Vacation of Section Line Highway 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 applicant is proposing to vacate a 33-foot wide portion of section line highway right-of-way and a 66-foot wide portion of section line highway right-of-way west of Pahlmeyer Drive. Public Works staff has indicated that the proposed vacation will not adversely impact access to the lot or reduce the quality of public services in the surrounding neighborhood. Additionally, all impacted utility companies have indicated their concurrence with the request. As such, staff recommends approval of the vacation request.</p>	
Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Vacation of Section Line Highway.	