### Applicant Request(s)

<table>
<thead>
<tr>
<th>Case #</th>
<th>Companion Case(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>21VR002 – Vacation of Section Line Highway</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Development Review Team Recommendation(s)

Staff recommends approval of the Vacation of Section Line Highway.

### Project Summary Brief

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.

### Applicant Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Development Review Team Contacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSST, LLC</td>
<td>Planner: Kip Harrington</td>
</tr>
<tr>
<td>SSST, LLC &amp; ZCO Inc.</td>
<td>Engineer: Dan Kools</td>
</tr>
<tr>
<td>N/A</td>
<td>Fire District: Tim Behlings</td>
</tr>
<tr>
<td>KTM Design Solutions, Inc.</td>
<td>School District: Kumar Veluswamy</td>
</tr>
<tr>
<td>KTM Design Solutions, Inc.</td>
<td>Water/Sewer: Dan Kools</td>
</tr>
<tr>
<td>N/A</td>
<td>DOT: Stacy Bartlett</td>
</tr>
</tbody>
</table>

### Subject Property Information

<table>
<thead>
<tr>
<th>Address/Location</th>
<th>West of the intersection of Caymus Drive and Pahlmeyer Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>Southeast Connector Neighborhood Area</td>
</tr>
<tr>
<td>Subdivision</td>
<td>Sections 20 &amp; 21, T1N, R8E, BHM, Rapid City, Pennington Co., SD</td>
</tr>
<tr>
<td>Land Area</td>
<td>1.48 Acres</td>
</tr>
<tr>
<td>Existing Buildings</td>
<td>Void of Structural development</td>
</tr>
<tr>
<td>Topography</td>
<td>Rises in elevation from north to south approximately 22 feet</td>
</tr>
<tr>
<td>Access</td>
<td>Caymus Drive</td>
</tr>
<tr>
<td>Water Provider</td>
<td></td>
</tr>
<tr>
<td>Sewer Provider</td>
<td></td>
</tr>
<tr>
<td>Electric/Gas Provider</td>
<td></td>
</tr>
<tr>
<td>Floodplain</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
</tr>
</tbody>
</table>
### Subject Property and Adjacent Property Designations

<table>
<thead>
<tr>
<th></th>
<th>Existing Zoning</th>
<th>Comprehensive Plan</th>
<th>Existing Land Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>GAD &amp; LDR2</td>
<td>UN &amp; EC</td>
<td>Vacant</td>
</tr>
<tr>
<td>Adjacent North</td>
<td>GAD &amp; LDR2</td>
<td>UN &amp; MUC</td>
<td>Single-family houses</td>
</tr>
<tr>
<td>Adjacent South</td>
<td>County Ag &amp; HI</td>
<td>HI</td>
<td>Vacant</td>
</tr>
<tr>
<td>Adjacent East</td>
<td>County Ag</td>
<td>UN</td>
<td>Vacant</td>
</tr>
<tr>
<td>Adjacent West</td>
<td>LDR2 &amp; County Ag</td>
<td>EC</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

### Zoning Map

#### Rapid City/Pennington County Zoning
- Subject Property
- Planned Development
- Planned Development Designation
- General Agricultural
- Office Commercial
- Agriculture
- General Commercial
- Heavy Industrial
- Low Density Residential-2
- Medium Density Residential
- Light Industrial

### Existing Land Uses
Relevant Case History

<table>
<thead>
<tr>
<th>Case/File#</th>
<th>Date</th>
<th>Request</th>
<th>Action</th>
</tr>
</thead>
</table>

Relevant Zoning District Regulations

<table>
<thead>
<tr>
<th>Low Density Residential</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Building Heights</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Minimum Building Setback:
- Front: N/A
- Rear: N/A
- Side: N/A
- Street Side: N/A

Minimum Landscape Requirements:
- # of landscape points: N/A
- # of landscape islands: N/A

Minimum Parking Requirements:
- # of parking spaces: N/A
- # of ADA spaces: N/A

Signage: N/A
Fencing: 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:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The vacation serves the interest of the City by removing maintenance or liability risks.</td>
<td>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.</td>
</tr>
<tr>
<td>2. The property interest being vacated is no longer necessary for City operations.</td>
<td>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.</td>
</tr>
<tr>
<td>3. The land to be vacated is no longer necessary for the public use and convenience.</td>
<td>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.</td>
</tr>
<tr>
<td>4. The vacation will not create any landlocked properties.</td>
<td>The proposed Vacation of Section Line Highway will not create any landlocked properties.</td>
</tr>
<tr>
<td>5. The vacation will not render access to any parcel unreasonable.</td>
<td>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.</td>
</tr>
<tr>
<td>6. The vacation will not reduce the quality of public services to any parcel of land.</td>
<td>The proposed vacation of Section Line Highway does not appear to impact the quality of public services to the subject property or surrounding neighborhood.</td>
</tr>
</tbody>
</table>
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** | |
| **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** | |
| **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:**
<table>
<thead>
<tr>
<th>SEC-NA1.1G</th>
<th>Support existing and additional residential development in the Rapid Valley area west of Reservoir Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Findings</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Planning Commission Recommendation and Stipulations of Approval</strong></td>
<td>Staff recommends approval of the Vacation of Section Line Highway.</td>
</tr>
</tbody>
</table>