

STAFF REPORT

December 4, 2003

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**No. 03VE019 - Vacation of Note on Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Tom Anderson for Black Hills Federal Credit Union
REQUEST	<b>No. 03VE019 - Vacation of Note on Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 8, Feigels Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.92 acres
LOCATION	725 East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/28/2003
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the Vacation of Note on Plat be approved.

GENERAL COMMENTS:

The property was originally platted in 1976. A note on the plat identifies a 25 foot setback along the exterior lot line(s). The applicant is requesting the removal of the note from the plat in order to develop the subject property. The property is located on the corner of East North Street and Spruce Street. The Black Hills Federal Credit Union is constructing a new building on the property.

STAFF REVIEW:

Staff has reviewed the proposed vacation of note on the plat as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Setbacks:

As previously stated, the Black Hills Federal Credit Union is constructing a new building on the property. They would like to locate a sign in front of the building adjacent to East North Street.

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The Zoning Regulations set forth in the Rapid City Municipal Code require a 25 foot building setback for the General Commercial Zoning District. The current building project meets those requirements. Staff feels the existing Zoning Regulations will provide sufficient protections for the property.

Staff recommends approval of the Vacation of Note on Plat.