

STAFF REPORT  
January 6, 2005

---

**No. 04VE023 - Vacation of Note on Plat**

**ITEM 19**

---

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers
REQUEST	<b>No. 04VE023 - Vacation of Note on Plat</b>
EXISTING LEGAL DESCRIPTION	The N 318.90' of Loft 16 of the Replat of Block 31 of Nowlin & Wood Addition, excepting there from Lots H1, H2, and H3, N1/2, NW1/4, Section 31, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	The N 318.90' of Loft 16 of the Replat of Block 31 of Nowlin & Wood Addition, excepting there from Lots H1, H2, and H3, N1/2, NW1/4, Section 31, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.25 acres
LOCATION	South of E Anamosa St. and west of N LaCrosse St. at the intersection
EXISTING ZONING	General Commercial District with a Planned Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/23/2004
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

GENERAL COMMENTS: The subject property is located at the southwest corner of East Anamosa Street and North LaCrosse Street. The property was originally platted in 1958. A note on the plat identifies a 46 foot setback along the east property line as it abuts North LaCrosse Street. Currently there is a church located on the subject property. On August 5, 2004 the Planning Commission approved a Planned Commercial Development – Initial Development Plan for the subject property. The applicant is now requesting the removal of the note from the plat in order to develop the subject property.

STAFF REPORT  
January 6, 2005

---

**No. 04VE023 - Vacation of Note on Plat**

**ITEM 19**

---

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 indicated, the Planning Commission approved a Planned Commercial Development – Initial Development Plan for the subject property on August 5, 2004. The Initial Development Plan showed the property to be developed with a 13,650 square foot commercial retail building. The Zoning Regulations set forth in the Rapid City Municipal Code require a 25 foot building setback for the General Commercial Zoning District. The proposed development project meets those requirements. Staff feels the existing Zoning Regulations will provide sufficient protections for the property. As such, staff recommends approval of the Vacation of Note on Plat.