

STAFF REPORT

August 9, 2001

No. 01RZ047 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 44**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01RZ047 - Rezoning from Medium Density Residential District to Office Commercial District
LEGAL DESCRIPTION	A tract of land located in the W1/2 of the SE1/4 Section 18, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota consisting of a portion of Tract B of the Meadows Subdivision as recorded in Plat Book 28 Page 173. More particularly described as follows: Beginning at the Northeast corner of said Tract B of the Meadows Subdivision a found rebar and cap stamped LS 4225, this being the true point of beginning. Thence S00°00'41"E 140.21 feet along the east boundary of said Tract B, Thence S89°50'18"W 189.16 feet to a point on the easterly right of way of Derby Lane, Thence N39°48'27"W 8.42 feet along said right of way of Derby Lane to a point of curve with a radius of 149.00 feet, Thence along said right of way of Derby Lane on said curve to the right an arc length of 103.44 feet to the point of tangency, Thence N00°12'34"W 39.02 feet along said Derby Lane right of way, Thence S89°59'52"E 229.04 feet along the westerly line of said Tract B to the point of beginning, said tract containing .71 acres more or less.
PARCEL ACREAGE	Approximately .71 acres
LOCATION	At the intersection of Derby Lane and Minnesota Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District w/PCD
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from Medium Density Residential District to Office Commercial District be continued to the August 23, Planning

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Commission meeting.

GENERAL COMMENTS: This rezoning request is for an expansion to the Rooks and Kirk funeral home located at the intersection of Minnesota Street and Derby Lane. The applicant has submitted a Major Amendment to the Planned Commercial Development that was approved for the funeral home. In reviewing the Major Amendment, a number of site issues were raised. These include drainage, fire department turnaround, sidewalks and access. Staff is requesting that additional information be provided for the Major Amendment. To allow the rezoning request to be heard in conjunction with the Major Amendment and the Comprehensive Plan Amendment, Staff is recommending that the request be continued to August 23, 2001 Planning Commission meeting.