

STAFF REPORT

August 23, 2001

No. 01RZ047 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 30**

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 will provide a recommendation at the August 23, 2001 Planning Commission meeting.