

STAFF REPORT

July 25, 2002

No. 02RZ033 - Rezoning from General Commercial District to Central Business District **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Bob Fuchs for Phatty McGees, Inc.
REQUEST	No. 02RZ033 - Rezoning from General Commercial District to Central Business District
EXISTING LEGAL DESCRIPTION	The south 50 feet of Lots 28 thru 32, Block 63, Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .14 acres
LOCATION	321 7th Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	
DATE OF APPLICATION	06/18/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planning Commission concur with the City Council's action to table the Rezoning Request from General Commercial District to Central Business District.

GENERAL COMMENTS:

The applicant has submitted a Rezoning Request to change the zoning from General Commercial District to Central Business District on the above legally described property.

The property is located on the west side of Seventh Street, one block south of Omaha Street and north of the railroad tracks. Currently, Phatty McGee's and Hooky Jacks, two restaurant and bar businesses, are located within the existing structure located on the property.

STAFF REVIEW:

On July 15, 2002, the City Council heard the first reading of the proposed Rezoning Request and tabled the item upon the advice of the City Attorney due to litigation related to the

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property. As such, staff is recommending that the Planning Commission concur with the City Council's action to table the Rezoning Request as identified.