

STAFF REPORT  
March 24, 2005

---

**No. 05PD012 - Planned Commercial Development - Initial and Final Development Plan**      **ITEM 41**

---

GENERAL INFORMATION:

PETITIONER	Buescher Frankenberg Associates for Wal-Mart Stores
REQUEST	<b>No. 05PD012 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of the W1/2 of the NW1/4 of Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the W 1/16th corner of Sections 26 and 35, T1N, R7E, BHM, thence S00°08'07"W, a distance of 868.68 feet to the point of beginning; Thence, first course: S03°29'32"W, a distance of 461.19 feet; Thence, second course: S00°00'00"W, a distance of 567.54 feet; Thence, third course: N83°15'19"W, a distance of 597.38 feet; Thence, fourth course: S06°44'41"W, a distance of 82.18 feet; Thence, fifth course: southwesterly, curving to the right on a curve with a radius of 182.00 feet, a delta angle of 53°16'41", a length of 169.24 feet, a chord bearing of S33°23'02"W, and chord distance of 163.21 feet; Thence, sixth course: S60°01'22"W, a distance of 91.24 feet; Thence, seventh course: N26°25'04"W, a distance of 5.31 feet; Thence, eighth course: northwesterly, curving to the left on a curve with a radius of 581.20 feet, a delta angle of 56°52'25", a length of 576.91 feet, a chord bearing of N56°38'32"W, and chord distance of 553.52 feet, to a point on the easterly edge of South Dakota South Highway 16 right-of-way; Thence, ninth course: N06°38'59"E, along the easterly edge of said right-of-way, a distance of 455.72 feet, to a point on the N 1/16th line of Section 35; Thence, tenth course: N06°40'09"E, along the easterly edge of said right-of-way, a distance of 598.55 feet; Thence, eleventh course: S83°15'19"E, a distance of 1150.19 feet, to the point of beginning. Said parcel contains 1,299,751.10 square feet or 29.8380 acres more or less
PARCEL ACREAGE	Approximately 29.8380 Acres
LOCATION	Near the intersection of S.D. South Highway 16 and Moon Meadows Road on the east side of S.D. South Highway 16
EXISTING ZONING	General Agriculture District

STAFF REPORT  
March 24, 2005

---

**No. 05PD012 - Planned Commercial Development - Initial and Final Development Plan**      **ITEM 41**

---

**SURROUNDING ZONING**

North:	General Commercial District (Planned Commercial Development)
South:	Highway Service District - General Agriculture District (Pennington County)
East:	General Agriculture District
West:	General Commercial District (Planned Commercial Development) - Public District (Planned Development Designation)

**PUBLIC UTILITIES**                      City sewer and water

**DATE OF APPLICATION**              2/25/2005

**REVIEWED BY**                          Vicki L. Fisher / Bob Dominicak

**RECOMMENDATION:**

Staff recommends that the Planning Commission acknowledge the applicant's request to withdraw the Planned Commercial Development-Initial and Final Development Plan.

**GENERAL COMMENTS:**

The applicant has submitted an Initial and Final Planned Commercial Development to allow a "Wal-Mart Supercenter" to be located on the subject property. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to General Commercial District. In addition, the applicant has submitted a Layout Plat to subdivide a 112.92 acre parcel, including the subject property, into six commercial lots leaving an approximate 82.52 acre unplatted balance. (See companion items 05PL039 and 05RZ021.)

The property is located northeast of the Moon Meadows Drive/U.S. Highway 16 intersection and is currently void of any structural development.

**STAFF REVIEW:**

On March 14, 2005, the applicant requested that this item be withdrawn. As such, staff is recommending that the Planning Commission acknowledge the applicant's request to withdraw the Planned Commercial Development-Initial and Final Development Plan.