

STAFF REPORT  
August 25, 2005

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**No. 05RZ049 - Rezoning from General Agriculture District to General Commercial District**      **ITEM 28**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 05RZ049 - Rezoning from General Agriculture District to General Commercial District</b>
EXISTING LEGAL DESCRIPTION	Property described by metes and bounds beginning 1819.80 feet at a bearing S89°27'23"E from the SW corner of the NW1/4 of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, this is the point of beginning. Thence travel 466.23 feet at a bearing N45°19'1"E, Thence travel 210.28 feet at a bearing N54°45'23"E, Thence travel 48.86 feet at a bearing S15°57'26"W, Thence travel 406.85 feet at a bearing S0°46'13"W, Thence travel 484.35 feet at a bearing N89°27'22"W to the point of beginning.
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	approximately 2.65 acres
LOCATION	at the northwest corner of where Tower Road crosses over U.S. Highway 16
EXISTING ZONING	Park Forest District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	Office Commercial District (Planned Development Designation)
East:	General Commercial District
West:	Office Commercial District (Planned Residential Development)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	7/26/2005
REVIEWED BY	Linda Foster / David L. Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to General Commercial

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District be denied without prejudice to allow the correct description to be published.