

STAFF REPORT
May 27, 2010

No. 10RZ034 - Rezoning from Low Density Residential District to General Commercial District **ITEM 7**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mollers Limited Partnership
REQUEST	No. 10RZ034 - Rezoning from Low Density Residential District to General Commercial District
EXISTING LEGAL DESCRIPTION	Tract B of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, a portion of the S $\frac{1}{2}$ of vacated St. Louis Street right-of-way, a portion of the east 10 feet of vacated Racine Street right-of-way, all located in Section 31, T2N, R8E, and the vacated alley located in Block 1 of Brennen And Sweeney Addition, in Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the southeasterly corner of Tract B of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, T2N, R8E, BHM, and the point of beginning, Thence first course: N89°58'29"W, along the southerly boundary of said Tract B, a distance of 165.60 feet, to the northeasterly corner of Vacated Alley of Block 1, Brennen and Sweeney Addition; Thence second course: S00°05'14"W, along the easterly edge of said Vacated Alley, a distance of 62.12 feet; Thence third course: N89°56'48"W, along the southerly edge of said Vacated Alley, a distance of 20.00 feet; Thence fourth course: N00°05'14"E, along the westerly edge of said Vacated Alley, a distance of 62.11 feet; Thence fifth course: N89°58'29"W, along the southerly boundary of said Tract B, a distance of 265.11 feet; Thence sixth course: N00°02'43"E, a distance of 333.80 feet; to a point on the southerly boundary of Lot A of Blakes Addition; Thence seventh course: S89°30'42"E, along the southerly edge of said Lot A, a distance of 449.43 feet; Thence eighth course: S00°10'47"E, along the easterly boundary of said Tract B, a distance of 330.17 feet, to the southeasterly corner of said Tract B, and the point of beginning
PARCEL ACREAGE	Approximately 3.459
LOCATION	North of East Omaha Street between LaCrosse Street and Racine Street
EXISTING ZONING	Medium Density Residential District

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SURROUNDING ZONING

North:	Medium Density Residential District
South:	General Commercial District
East:	Medium Density Residential District
West:	Medium Density Residential District

PUBLIC UTILITIES City water and sewer

DATE OF APPLICATION 4/30/2010

REVIEWED BY Patsy Horton / Ted Johnson

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to General Commercial District be tabled.

GENERAL COMMENTS: This property was zoned Medium Density Residential District in 1968. The application misidentified the existing zoning as Low Density Residential District. As such, staff recommends that the application be tabled to allow the required publication to be corrected to reflect the actual zoning designation.