

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
November 23, 2016- 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

Zoning Board of Adjustment begins at 7:00 A.M. and is directly followed by Planning Commission. If there are no items for Zoning Board of Adjustment Planning Commission will begin at 7:00 A.M.

ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Rapid City Department of Community Planning & Development Services so that appropriate auxiliary aids and services are available.

AGENDA # 1
November 23, 2016 - 7:00 A.M.
Zoning Board of Adjustment
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the November 10, 2016 Zoning Board of Adjustment Meeting Minutes.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
November 23, 2016 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

SOME OF THE ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING OR CONSIDERATION BY THE RAPID CITY COUNCIL FOR FINAL ACTION. PLEASE CONTACT THE COMMUNITY PLANNING & DEVELOPMENT SERVICES STAFF FOR INFORMATION REGARDING THE DATE ANY PARTICULAR ITEM MAY BE CONSIDERED BY THE CITY COUNCIL.

Consent Calendar

The following items have been placed on the Consent Calendar for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Calendar by any Planning Commissioner, staff member, or audience member, for separate consideration:

---CONSENT CALENDAR---

1. Approval of the November 10, 2016 Planning Commission Meeting Minutes.
2. No. 16CA004 - Amendment to the Comprehensive Plan to revise the Major Street Plan
Summary of Adoption Action on a request by City of Rapid City for an **Amendment to the Comprehensive Plan to revise the Major Street Plan.**
3. No. 16PL092 - Auburn Hills Subdivision
A request by Sperlich Consulting, Inc for DOECK, LLC to consider an application for a **Preliminary Subdivision Plan** for Proposed Lot 21 of Block 4 of Auburn Hills Subdivision, property generally described as being located at the current northern terminus of Chalkstone Drive.
- *4. No. 16PD046 - Orchard Meadows
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for an **Initial Planned Development Overlay to allow an apartment complex** for property generally described as being located south of SD Highway 44 East and east of Elk Vale Road.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals

must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*5. No. 16PD053 - Auburn Hills Subdivision

A request by Select Construction, Inc. to consider an application for a **Planned Development Overlay to construct an apartment building** for property generally described as being located at 4656 Coal Bank Drive.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*6. No. 16PD055 - Regional Hospital

A request by Will Crunk of Crunk Engineering, LLC for Mike Muller of Rapid City Regional Hospital Inc., to consider an application for a **Major Amendment to a Planned Development to construct an addition to the central utility plant** for property generally described as being located northeast corner of the intersection of 5th Street and Elk Street.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

7. No. 16PL111 - Ranch at Black Gap

A request by Sperlich Consulting, Inc for Dakota Land and Cattle Company, LLC to consider an application for a **Preliminary Subdivision Plan** for Proposed Tract B1 and Tract B2 of the Ranch at Back Gap, property generally described as being located south of the intersection of Ambush Road and Wildhorse Court.

8. No. 16PL112 - Robbinsdale Heights Subdivision

A request by KTM Design Solutions Inc for Legacy Land Company to consider an application for a **Preliminary Subdivision Plan** for Proposed Lots 1 thru 15 of Block 1 and Lots 1 thru 38 of Block 2 of Robbinsdale Heights property generally described as being located between Hanover Drive and Kentucky Lane south of E. Minnesota St.

*9. No. 16UR023 - SG Interstate Plaza

A request by Leonard and Barbara Geidel to consider an application for a **Conditional Use Permit to allow a caretaker's unit** for property generally described as being located east of the intersection of South Plaza Drive and Fountain Plaza Drive.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning &

Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*10. No. 16PD047 - Section 28, T2N, R8E

A request by KTM Design Solutions, Inc for Rapid Center, LLC to consider an application for an **Initial Planned Development Overlay to allow General Commercial and Light Industrial Development** for property generally described as being located southeast of the intersection of East Mall Drive and Dyess Avenue.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*11. No. 16PD051 - Original Town of Rapid City

A request by Kim Schmidt, Upper Deck Architects for Mike Kuhl Construction Project Manager, Pennington County to consider an application for a **Major Amendment to a Planned Development to expand the boundaries to allow a medical facility and a detox facility** for property generally described as being located at 321 Kansas City Street.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*12. No. 16PD054 - Orchard Meadows

A request by KTM Design Solutions, Inc for Moyle Petroleum Company to consider an application for a **Major Amendment to the Planned Development to allow additional LED signage** for property generally described as being located at 3501 E. Highway 44.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*13. No. 16PD056 - Simmons Addition

A request by Sperlich Consulting, Inc for Crescent Electric Supply Company to consider an application for a **Major Amendment to a Planned Development to expand an industrial use** for property generally described as being located at 317 Maple Avenue.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*14. No. 16UR022 - Gateway Subdivision

A request by Jesse Scheitler for Lost Cabin Beer Co. - LC Beer LLC to consider an application for a **Major Amendment to a Conditional Use Permit to allow expansion of an existing microbrewery and additional outdoor seating** for property generally described as being located at 1401 West Omaha Street.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

15. No. 16TIF003 – Heartland Retail Center

Appeal Tax Increment Committee's denial of Heartland Retail Center's application to amend TID#38 Project Plan by reallocating costs

16. Discussion Items

17. Staff Items

18. Planning Commission Items

19. Committee Reports

- A. City Council Report (November 7, 2016)
The City Council concurred with the recommendations of the Planning Commission
- B. Building Board of Appeals
- C. Capital Improvements Subcommittee
- D. Tax Increment Financing Committee