

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
April 5, 2018- 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 Development so that appropriate auxiliary aids and services are available.

AGENDA # 1
City of Rapid City Zoning Board of Adjustment
April 5, 2018 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

Notice is hereby given that the Rapid City Zoning Board of Adjustment meeting scheduled for Thursday, April 5, 2018 at 7:00 a.m. in the City Council Meeting Room at 300 6th Street, Rapid City, SD has been cancelled as there are no items for review.

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 Development so that appropriate auxiliary aids and services are available.

AGENDA # 2

City of Rapid City Planning Commission
April 5, 2018 - 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 DEPARTMENT OF COMMUNITY DEVELOPMENT 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 March 22, 2018 Planning Commission Meeting Minutes.
2. No. 18PL014 - Red Rock Estates
A request by KTM Design Solutions, Inc for Alan Dietrich Living Trust/ Dean Ham Trust to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1AR of Block 19, Red Rock Estates, property generally described as being located northwest of the intersection of Ainsdale Court and Portrush Road.
3. No. 18PL015 - Rushmore Center
A request by KTM Design Solutions, Inc for Crossing Land Company, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 3, 4 and 5 of Tract B of Rushmore Center, property generally described as being located northwest of the intersection of E. Anamosa Street and Luna Avenue.
4. No. 18RZ008 - Orchard Meadows Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District** for property generally described as being located west of Elderberry Boulevard.
5. No. 18RZ009 - Orchard Meadows Subdivision

A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District II** for property generally described as being located west of the intersection of Elderberry Boulevard and Jim Street.

6. No. 18RZ010 - Orchard Meadows Subdivision

A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **Rezoning from General Agricultural District to Medium Density Residential District** for property generally described as being located west of the northern end of Elderberry Boulevard.

*7. No. 18PD009 - McMahon Subdivision

A request by Select Construction for Doeck LLC to consider an application for a **Final Planned Development Overlay to allow an apartment Complex** for property generally described as being located at 3124 Champion 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

*8. No. 18PD012 - Menard Subdivision

A request by Todd Mosher of R.A. Smith National, Inc for Richard Sommer of Halle Properties, LLC to consider an application for a **Final Planned Development Overlay to allow a tire store within the General Commercial District** for property generally described as being located northeast of the intersection of E. Anamosa Street and North Creek 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 Development 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---

*9. No. 18PD006 - Gemstone Subdivision

A request by Scott and Laura Schirber to consider an application for a **Major Amendment to a Planned Development to allow a 6 feet fence 4 feet from property line in second front yard** for property generally described as being located at 323 E. Enchanted Pines 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

- *10. No. 18PD007 - Tuscany Square Subdivision
A request by Elisabeth Ketterer of Boss Pizza and Chicken to consider an application for a **Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a restaurant** for property generally described as being located at 325 Omaha Street, Suite 6.
- 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.*
- *11. No. 18PD008 - Tuscany Square Subdivision
A request by Pamela Rysavy to consider an application for a **Major Amendment to a Planned Development to allow an on sale liquor establishment with a home improvement store** for property generally described as being located at 333 Omaha Street, Suite 1.
- 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.*
12. No. 18PL016 - Johnson Ranch Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 15 thru 25 of Block 1, Lots 15 thru 56 of Block 2, Lot C, D, E and F and wetland and Drainage Tract A of Johnson Ranch Subdivision, property generally described as being located southwest of the intersection of St. Patrick Street and E. Highway 44.
- *13. No. 18PD010 - Johnson Ranch Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **Final Planned Development Overlay to allow a residential development** for property generally described as being located along the northern section of Providers Boulevard.
- 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.*
- *14. No. 18PD011 - Johnson Ranch Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for an **Initial Planned Development Overlay to allow a residential development** for property generally described as being located southwest of the intersection of St. Patrick Street and 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

15. Discussion Items
16. Staff Items
 - A. Major Street Plan Revisions – Kip Harrington
17. Planning Commission Items
 - A. Planning Commission Liaison for the April 16, 2018 City Council Meeting will be Mike Gollher.

DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS

Effective May 1, 2017, digital media submissions must be provided at least 24 hours in advance of the meeting where the material will be presented. Digital media items can be submitted to the appropriate department division at least 24 hours in advance of the meeting. For Monday's Council meetings, the item should be provided no later than Friday at 5 p.m. The City reserves the right to reject any items for presentation due to digital compatibility issues or content appropriateness.