

**Zoning Board of Adjustment - Agenda #1 and
City of Rapid City Planning Commission – Agenda #2
April 26, 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 26, 2018 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of March 22, 2018 Zoning Board of Adjustment Meeting Minutes.
2. No. 18VA004 - Granite Subdivision
A request by FMG Engineering for Nooney and Solay LLP to consider an application for a **Variance to reduce the minimum required front yard setback from 25 feet to 0 feet for an existing structure** for Lot 2 of Eastbrooke Subdivision located in Government Lot 3 of Section 6, T1N, R8E, BHM, and the SE1/4 of the SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 414 E. Omaha Street.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
April 26, 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 April 5, 2018 Planning Commission Meeting Minutes.
2. No. 18AN002 - Section 24, T1N, R7E
A request by Bill Freytag for Citcra LLC to consider an application for a **Petition for Annexation** for property generally described as being located 150 feet west of Brooke Street, at the eastern terminus of Nicole Street.
3. No. 18RZ012 - Section 24, T1N, R7E
A request by City of Rapid City to consider an application for a **Rezoning from No Use District to General Agricultural District** for property generally described as being located 150 feet west of Brooke Street, at the eastern terminus of Nicole Street.
4. No. 18AN003 - Elks Crossing
A request by KTM Design Solutions, Inc for Dennis Zandstra Real Estate Holdings to consider an application for a **Petition of Annexation** for property generally described as being located south of E. Minnesota Street.
5. No. 18RZ013 - Elks Crossing
A request by KTM Design Solutions, Inc for Dennis Zandstra Real Estate Holdings to consider an application for a **Rezoning from No Use District to Low Density Residential District II** for property generally described as being located south of E. Minnesota Street.

6. No. 18RZ014 - Elks Crossing
A request by KTM Design Solutions, Inc. for Dennis Zandstra Real Estate Holdings, 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 south of E. Minnesota Street.
7. No. 18PL023 - Elks Crossing
A request by KTM Design Solutions, Inc. for Dennis Zandstra Real Estate Holdings, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 26 thru 49 of Block 10, Lots 7 thru 24 of Block 11, Lots 1 thru 6 of Block 13, Lots 1 thru 7 of Block 14, Lots 1 thru 7 of Block 15 and Lots 1 thru 3 of Block 16 and dedicated right-of-way of Elks Crossing, property generally described as being located south of E. Minnesota Street.
8. No. 18PL022 - East Haines Subdivision
A request by KTM Design Solutions, Inc for MDD LLC to consider an application for a **Preliminary Subdivision** for proposed Lot 1 of East Haines Subdivision, property generally described as being located east of Haines Avenue, adjacent to Kathryn Avenue.

---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. 18PD013 - Feigels Addition
A request by FMG Engineering for MK Land LLC to consider an application for a **Major Amendment to a Planned Development to expand an auto body repair shop** for property generally described as being located 350 N. La Crosse 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

11. No. 18OA011 - Ordinance Amendment to Allow for Accessory Dwelling Units in Residential Districts by Amending Title 17 of the Rapid City Municipal Code
A request by City of Rapid City to consider an application for an **Ordinance Amendment to Allow for Accessory Dwelling Units in Residential Districts by Amending Title 17 of the Rapid City Municipal Code.**
12. No. 18OA012 - Ordinance Amendment to Adopt Regulations Concerning Mobile Food Vendors by Adopting Provision in Title 17 of the Rapid City Municipal Code
A request by City of Rapid City to consider an application for an **Ordinance Amendment to Adopt Regulations Concerning Mobile Food Vendors by Adopting Provision in Title 17 of the Rapid City Municipal Code.**
13. Discussion Items
14. Staff Items
 - A. An Ordinance to Amend Provisions Concerning
The Planning Commission by Amending Chapter 2.60
of the Rapid City Municipal Code
15. Planning Commission Items

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.