

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

1. Approval of May 24, 2018 and July 5, 2018 Zoning Board of Adjustment Meeting Minutes.
2. No. 18VA007 - North Rapid Addition  
A request by Gary Black to consider an application for a **Variance to reduce a side yard setback abutting a street from 35 feet to 15 feet** for Lots 31 and 32 of Block 4 of North Rapid Addition, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 830 Lemmon Avenue.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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**AGENDA # 2**

City of Rapid City Planning Commission  
July 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 June 21, 2018 and the July 5, 2018 Planning Commission Meeting Minutes.
2. No. 18CA001 – Summary of Adoption Eastbrooke Subdivision  
A request by KTM Design Solutions, Inc for Mollers Limited Partnership to consider an application for a **Comprehensive Plan Amendment to Amend the Future Land Use Plan from Mixed Use Commercial to Urban Neighborhood** property generally described as being located northwest of the intersection of Lacrosse Street and E. Omaha Street.
3. No. 18PL053 - Whalen Addition  
A request by Davis Engineering, Inc for Gregory J. Whalen to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Whalen Addition, property generally described as being located northern terminus of Krebs Drive.
4. No. 18RZ018 - Fountain View Subdivision  
A request by Joseph Simpson to consider an application for a **Rezoning from General Agricultural District to Medium Density Residential District** for property generally described as being located northeast of the intersection of Harmony Heights Lane and Sunny Springs Drive.
5. No. 18AN004 - Jack's View Subdivision

A request by Ronald J. and Cheryl A. Loftus to consider an application for a **Petition of Annexation** for property generally described as being located at 3700 Red Rock Canyon Road.

6. No. 18RZ019 - Jack's View Subdivision

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to Park Forest District** for property generally described as being located at 3700 Red Rock Canyon Road.

\*7. No. 18PD022 - Hamilton Subdivision

A request by Renner Associates, LLC for Paradigm Construction to consider an application for an **Initial Planned Development Overlay to allow an apartment building** for property generally described as being located at 1330 E. Minnesota 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.***

8. No. 18RZ020 - Hamilton Subdivision

A request by Renner Associates, LLC for Paradigm Construction to consider an application for a **Rezoning from General Commercial District to Office Commercial District** for Lot CR of Hamilton Subdivision, located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1330 E. Minnesota Street.

9. No. 18AN005 - Section 20, T2N, R8E

A request by City of Rapid City to consider an application for a **Resolution of Intent to Annex Prairie Acres South Mobile Home Park** for property generally described as being located north of Seger Drive, east of 143rd Avenue, west of Dyess avenue.

\*10. No. 18PD023 - Original Town of Rapid City

A request by Upper Deck Architects, Inc for Rapid City Education Center, Inc. to consider an application for a **Initial and Final Planned Development Overlay to allow a business office and a child care center** for property generally described as being located at 625 9th 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. 18UR006 - Western Heights Subdivision

A request by Julie and Cory Dieter to consider an application for a **Conditional Use Permit to allow a child care center** for property generally described as being located at 4021 Range 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.***

12. No. 18CA002 - Amendment to the Comprehensive Plan to revise the Major Street Plan  
A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan to revise the Major Street Plan.**

**---END OF CONSENT CALENDAR---**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

- \*13. No. 18PD024 - Northern Heights Subdivision  
A request by Dana Forman for KLJ to consider an application for an **Initial and Final Planned Development Overlay for a retreat center** for property generally described as being located at 522 Anamosa 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.***

14. 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.**

15. Discussion Items

16. Staff Items

17. Planning Commission Items

Planning Commission Liaison for the August 6, 2018 City Council Meeting will be Rachel Caesar.

#### **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.