

**Zoning Board of Adjustment - Agenda #1 and  
City of Rapid City Planning Commission – Agenda #2  
August 9, 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  
August 9, 2018 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of July 26, 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

**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.

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## **AGENDA # 2**

City of Rapid City Planning Commission  
August 9, 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 July 26, 2018 Planning Commission Meeting Minutes.
2. No. 18RZ021 - Boulevard Addition  
A request by Brandon Powles of Copper Canyon Homes to consider an application for a **Rezoning from General Commercial District to Medium Density Residential District** for property generally described as being located at 816 1/2 Saint James Street.
3. No. 18PL061 - Stoney Creek Reserve  
A request by KTM Design Solutions, Inc for Zeus Land Holdings, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1, 2A thru 4B, 11A thru 14B, 15 thru 19, 20A thru 26B of Block 1 of Stoney Creek Reserve, property generally described as being located southeast of the intersection of Overview Road and Nugget Gulch Road.
4. No. 18PL062 - Harney Peak View Addition  
A request by KTM Design Solutions, Inc for Bradley Nible to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 2C and 2D of Block 6 of Harney Peak View Addition, property generally described as being located approximately 600 feet west of the intersection of Jolly Lane and School Drive.

5. No. 18PL064 - Diamond Ridge Subdivision  
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Diamond Ridge Subdivision, property generally described as being located east of Valley Drive and West of Copperfield Vista.
6. No. 18RZ022 - Diamond Ridge Subdivision  
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Rezoning from General Agricultural District to Medium Density Residential District** for property generally described as being located east of Valley Drive and west of Copperfield Vista.
7. No. 18PL065 - East Mall Business Center Subdivision  
A request by John Van Beek of Ferber Engineering Company for Hay Land LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Block 2 of East Mall Business Center Subdivision, property generally described as being located north of 1-90, south of E. Mall Drive.
8. No. 18VR002 - Original Townsite of Rapid City  
A request by FMG Engineering for Llavres LLC to consider an application for a **Vacation of Right-of-Way** for property generally described as being located the northern terminus of 4th Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*9. No. 18PD025 - Menard Subdivision  
A request by FMG Engineering for First Interstate Bank to consider an application for a **Final Planned Development Overlay to allow a bank** for property generally described as being located between E. North Street and N. Creek Drive east of 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.*

- \*10. No. 18UR007 - Laws Tract and Section 34, T2N, R7E  
A request by Fisk Land Surveying and Consulting Engineers, Inc for Todd Ossenfort to consider an application for a **Conditional Use Permit to allow a car wash in the General Commercial District** for property generally described as being located at 2308 West Main 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. 18RZ023 - Rushmore Regional Industrial Park  
A request by Fisk Land Surveying and Consulting Engineers, Inc for Dr. Dale Anderson to consider an application for a **Rezoning from Light Industrial District to Office Commercial District** for property generally described as being located at 1622 and 1636 Concourse Court.
- \*12. No. 18UR008 - Rushmore Regional Industrial Park  
A request by Fisk Land Surveying and Consulting Engineers, Inc for Dr. Dale Anderson to consider an application for a **Conditional Use Permit to allow a church and an elementary/middle school in the Office Commercial District** for property generally described as being located at 1622 and 1636 Concourse Court.

***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.***

13. Discussion Items
14. Staff Items
15. Planning Commission Items  
Planning Commission Liaison for the August 20, 2018 City Council Meeting will be Justin Vangraefschepe.

#### **DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS**

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