

**Zoning Board of Adjustment - Agenda #1 and  
City of Rapid City Planning Commission – Agenda #2  
September 6, 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  
September 6, 2018 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of August 23, 2018 Zoning Board of Adjustment Meeting Minutes.
2. No. 18VA008 - Canyon View Tract  
A request by Terry Johnson for Agnes A. Jensen to consider an application for a **Variance to reduce side yard setback from 8 feet to 3 feet** for property generally described as being located at 913 Anamosa Street.
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  
September 6, 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 August 23, 2018 Planning Commission Meeting Minutes.
2. No. 18AN005 - Section 20, T2N, R8E  
A request by City of Rapid City to consider an application for a **Resolution of Annexation of 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.
3. No. 18RZ024 - Section 20, T2N, R8E  
A request by City of Rapid City to consider an application for a **Rezoning request from No Use District to Medium Density Residential District** for property generally described as being located north of Seger Drive, east of 143rd Avenue, west of Dyess Avenue.
4. 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.
5. 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.

6. No. 18PL074 - Big Sky Business Park  
A request by KTM Design Solutions, Inc for Dakota Heartland, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 4 thru 6 of Block 5 and Lots 1 thru 2 of Block 6 of Big Sky Business Park, property generally described as being located lying north of the terminus of Degest Drive.
- \*7. No. 18UR009 - Red Rock Estates  
A request by Larry Riddle to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 6374 Muirfield 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. 18TP026 - 2019-2022 Transportation Improvement Program – Final Report
9. 18TP027 - Rapid City Railroad Quiet Zone – Final Report
10. 18TP029- Authorize staff to advertise a Request for Proposals for the Meade County Corridor Study from Erickson Ranch Road to 143rd Avenue

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

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

- \*11. No. 18UR010 - Feigels Subdivision No.1 - Section 31, T2N, R8E  
A request by KTM Design Solutions, Inc for David Spiker to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant** for property generally described as being located at 1001 E. North 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.***

12. No. 18TI001 - Prairie Meadows South  
A request by Sperlich Consulting, Inc for Freeland Meadows, LLC to consider an application for a **Resolution to Create Prairie Meadows South Tax Increment District and Approve Project Plan** for property generally described as being located south of Country Road, east of Haines Avenue, west of 143 Avenue.

13. Discussion Items

14. Staff Items

15. Planning Commission Items

Planning Commission Liaison for the September 17, 2018 City Council Meeting will be Eric Ottenbacher.

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