

**Zoning Board of Adjustment - Agenda #1 and
City of Rapid City Planning Commission – Agenda #2
October 25, 2018- 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701**

ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend any 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.

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.

AGENDA # 1

City of Rapid City Zoning Board of Adjustment
October 25, 2018 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of October 4, 2018 Zoning Board of Adjustment Meeting Minutes.
2. No. 18VA010 - Section 6, T1N, R8E
A request by FMG Engineering for Goldenview Properties, LLC to consider an application for a **Variance to reduce the minimum required front setback from 35 feet to 5 feet for an above ground water meter enclosure** for property generally described as being located at 1010 E. Saint Patrick Street.
3. No. 18VA011 - West Boulevard Addition
A request by Tim Aylward to consider an application for a **Variance to reduce front yard setback abutting a street from 20 feet to 8 feet and to reduce a side yard setback from 12 feet to 6 feet for the existing residence; and to reduce the front yard setback for a proposed deck from 14 feet to 4 feet** for property generally described as being located at 831 Saint James Street.
4. Discussion Items
5. Staff Items

6. Zoning Board of Adjustment Items

- A. Planning Commission Liaison for the November 5, 2018 City Council Meeting will be John Herr.

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.

AGENDA # 2

City of Rapid City Planning Commission
October 25, 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 October 4, 2018 Planning Commission Meeting Minutes.
2. 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.
3. No. 18RZ025 - Providence Addition
A request by Joe Avvampato for Avvampato Construction Company, Inc. to consider an application for a **Rezoning request from General Commercial District to Medium Density Residential District** for property generally described as being located at 2821 West Rapid Street and 410 National Street.
4. No. 18PL092 - Horst Subdivision
A request by Ferber Engineering Company for Horst Properties, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 6 and Drainage Lot of Horst Subdivision, property generally described as being located east of Rand Road, south of Commerce Drive.
5. No. 18PL093 - Dyess Subdivision
A request by KTM Design Solutions, Inc for Boomshockalocka LLC to consider an application for a **Preliminary Subdivision** for proposed Lots 1 thru 7 of Block 1 and Lots 1 thru 6 of Block 2 of Dyess Subdivision, property generally described as being located east of Dyess Avenue, north of Seger Drive.
6. No. 18PL094 - Freeland #2 Subdivision
A request by KTM Design Solutions, Inc for Hagg-Gomez LLC to consider an

application for a **Preliminary Subdivision Plan** for proposed Lot 1 of Block 1 of Freeland #2 Subdivision, property generally described as being located north of the intersection of Seger Drive and Mall Drive.

7. No. 18CA003 - Freeland #2 Subdivision
A request by KTM Design Solutions, Inc for Hagg-Gomez LLC to consider an application for a **Comprehensive Plan Amendment to Amend the Future Land Use Plan from Low Density Neighborhood to Urban Neighborhood** for property generally described as being located north of the intersection of Seger Drive and Mall Drive.
8. No. 18RZ026 - Freeland #2 Subdivision
A request by KTM Design Solutions, Inc for Hagg-Gomez LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being located north of the intersection of Seger Drive and Mall Drive.
9. No. 18PL095 - Chalkstone Subdivision A request by Fisk Land Surveying & Consulting Engineers, Inc. for Saxe Development LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 14 of Chalkstone Subdivision, property generally described as being located at the northern terminus of Chalkstone Drive.
10. No. 18PL096 - Pleasant View Subdivision
A request by D. C. Scott Surveyors, Inc for Carlos Colon to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 12A and Lot 12B of Pleasant Valley Subdivision, lproperty generally described as being located east of Crane Drive, north of Long View Road.
11. No. 18RZ027 - Section 23, T1N, R7E
A request by KW Commercial for Samuelson Development, LLC to consider an application for a **Rezoning request from General Agricultural District to Office Commercial District** for property generally described as being located northwest of the intersection of Mount Rushmore Road and Fox Road.
12. No. 18RZ028 - Section 23, T1N, R7E
A request by KW Commercial for Samuelson Development, LLC to consider an application for a **Rezoning request from General Commercial District to Office Commercial District** for property generally described as being located northwest of the intersection of Mount Rushmore Road and Fox Road.
13. 18TP033 - 2019 Unified Planning Work Program – Final Report
14. 18TP034 - Agreement between the City of Rapid City and the South Dakota Department of Transportation for accomplishing the Rapid City Area Transportation Planning Process in the amount of \$972,117

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *15. No. 18PD030 - CD Rounds Subdivision
A request by Scull Construction for Pink Cabin, LLC to consider an application for a **Major Amendment to Planned Development Overlay to allow a childcare center** for property generally described as being located 3645 Sturgis 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.

16. Discussion Items
17. Staff Items
18. Planning Commission Items

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