

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
Wednesday, November 21, 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
Wednesday, November 21, 2018 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

Notice is hereby given that the Rapid City Zoning Board of Adjustment meeting scheduled for Wednesday, November 21, 2018 at 7:00 a.m. in the City Council Meeting Room at 300 6th Street, Rapid City, SD has been cancelled as there are no items for review.

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AGENDA # 2

City of Rapid City Planning Commission
Wednesday, November 21, 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 November 8, 2018 Planning Commission Meeting Minutes.
2. No. 98TD013 - FiberSwitch Technologies
A request by City of Rapid City to consider an application for a **Resolution to Dissolve Tax Increment District No. 29** for property generally described as being located southwest of the intersection of North Plaza Drive and Fountain Plaza Drive.
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 Office Commercial District** for property generally described as being located at 2821 West Rapid Street and 410 National Street.
4. No. 18CA003 – Summary of Adoption Freeland #2 Subdivision
Summary of Adoption Action on 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.

5. No. 18PL100 - 4-J Ranch Addition
A request by Davis Engineering, Inc for 4-J Ranch Limited Partnership to consider an application for a **Preliminary Subdivision Plan** for proposed Tract A of 4-J Ranch Addition, property generally described as being located approximately 2.75 miles south of Rapid City landfill on the west side of S. D. Highway 79.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *6. No. 18PD033 - Section 14, T1N, R7E
A request by Bob Brandt to consider an application for a **Final Planned Development Overlay to allow an oversized garage** for property generally described as being located at 1780 Skyline Ranch 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.

- *7. No. 18PD034 - Ranger Station Subdivision
A request by FMG Engineering for Black Hills Works Foundation, Inc. to consider an application for a **Initial Planned Development to allow multiple dwelling units in conjunction with the existing Black Hills Works Foundation** for property generally described as being located at 803 Soo San 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. No. 18OA014 - Ordinance Amendment to Update the Requirements for Private Garages

A request by City of Rapid City to consider an application for a **An Ordinance Amendment to Update the Requirements for Private Garages by Amending Sections 17.04.315, 17.08.030J, 17.10.030N, and 17.38.030L of the Rapid City Municipal Code.**

9. No. 18OA015 - Ordinance Amendment to Revise the Requirements for Townhouses

A request by City of Rapid City to consider an application for a **An Ordinance Amendment to Revise the Requirements for Townhouses by Amending Section 17.50.020 and 17.50.030 of the Rapid City Municipal Code.**

10. No. 18TI002 - Park Hill Subdivision No. 7

A request by Sperlich Consulting, Inc for Park Hill Development, Inc. to consider

an application for a **Resolution Creating Park Hill Tax Increment District and Approving Project Plan** for property generally described as being located north of Sydney Drive, east of Smith Avenue and west of Cambell Street.

11. No. 18TI003 - Minnesota Street TID #65
A request by KTM Design Solutions, Inc for SSST, LLC and Zandstra Real Estate Holdings to consider an application for a **Resolution to reallocate Project Plan Costs for TID #65 Revision #1** for property generally described as being located south and west of Elks Country Estates and east of Elk Vale Road.
12. Discussion Items
13. Staff Items
14. Planning Commission Items
Planning Commission Liaison for the December 3, 2018 City Council Meeting will be Curt Huus.

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.