

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
February 21, 2019- 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  
February 21, 2019 - 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 Thursday, February 21, 2019 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> 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  
February 21, 2019 - 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 February 7, 2019 Planning Commission Meeting Minutes.
2. No. 19RZ002 - Morgans Subdivision  
A request by KTM Design Solutions, Inc for Sharaf 5 Properties, LLC to consider an application for a **Rezoning from High Density Residential District to Urban Commercial District** for property generally described as being located at 12 E. Kansas City Street.
3. No. 19RZ003 - Morgans Subdivision  
A request by KTM Design Solutions, Inc for Sharaf 5 Properties, LLC to consider an application for a **Rezoning from General Commercial District to Urban Commercial District** for property generally described as being located at 12 E. Kansas City Street.
4. No. 19PL002 - Una-Del Acres No. 2  
A request by D. C. Scott Surveyors, Inc for Robert T. Sundby to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 12A and Lot 12B of Una-Del Acres No. 2, property generally described as being located southwest of the intersection of Sheridan Lake Road and Wildwood Drive.
5. No. 19PL004 - Orchard Meadows No. 2  
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 and Lot 2 of

Orchard Meadows No.2, property generally described as being located southeast of the intersection of Elk Vale Road and E. Highway 44.

6. No. 19PL005 - Big Sky Subdivision  
A request by KTM Design Solutions, Inc for DTH, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 2 thru 13 and drainage lot of Block 9 and Lots 2 thru 14 of Block 10 of Big Sky Subdivision, property generally described as being located west of the intersection of Degeest Drive and Avenue A.
7. No. 19PL006 - Homestead Subdivision  
A request by Sperlich Consulting, Inc for Sodak Development Company to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 9 thru 19 of Block 4, Lots 11 thru 17 of Block 5, Lot 8 of Block 9, Lots 7 thru 21 of Block 10 and Lots 1 thru 7 of Block 11 of Homestead Subdivision, property generally described as being located east of the existing terminus of Homestead Street.
8. No. 19PL007 - Auburn Hills Subdivision  
A request by Sperlich Consulting, Inc for Doeck, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Tract A, Lots 22 thru 40 of Block 4, Lot 2 and Lot 3 of Block 11 and Lots 1 thru 14 of Block 15 of Auburn Hills Subdivision, property generally described as being located north of the intersection of Cobalt Drive and Coal Bank Drive.
9. No. 19PL008 - Johnson Ranch Subdivision  
A request by KTM Design Solutions, Inc. for Yasmeen Dream, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 57 of Block 2, Lot E Revised, Lot F Revised and Tract B Revised of Johnson Ranch Subdivision, property generally described as being located east of Provider Boulevard.
- \*10. No. 19PD005 - Johnson Ranch Subdivision  
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Major Amendment to a Planned Development to expand the boundaries, construct a public park** for property generally described as being located east of Provider Boulevard.

***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. 19RZ004 - Johnson Ranch Subdivision  
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning from General Commercial District to Medium Density Residential District** for property generally described as being located east of Provider Boulevard.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

12. No. 19RZ001 - Sandstone Subdivision  
A request by ARC International, Inc for Yeshua, LLC to consider an application for a **Rezoning from Medium Density Residential District to Office Commercial District** for property generally described as being located at 3808 Sheridan Lake Road.

\*13. No. 19PD003 - Feigels Addition  
A request by Fisk Land Surveying and Consulting Engineers, Inc for JB Holdings LLC to consider an application for a **Final Planned Development Overlay to reconstruct an existing mobile home park and multi-family residence** for property generally described as being located at 614 E. Watertown 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. 19PD004 - Big Sky Business Park  
A request by KTM Design Solutions, Inc for Whispering Rock II Limited Partnership to consider an application for a **Final Planned Development Overlay to allow an apartment building** for property generally described as being located approximately 300 feet north of the intersection of Bernice Street and Neel 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.*

15. Discussion Items

16. Staff Items

17. Planning Commission 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.