

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
April 25, 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.

AGENDA # 1

City of Rapid City Zoning Board of Adjustment
April 25, 2019 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. No. 19VA001 - Boulevard Addition
A request by John and Mary Buchy to consider an application for a **Variance to reduce the front yard setback from 25 feet to 15.5 feet, to reduce the rear yard setback from 25 feet to 2 feet, to reduce the side yard setback that abuts a street from 20 feet to 12 feet, to reduce the side yard setback from 12 feet to 5 feet, and to increase the lot coverage from 30% to 41.2%** for property generally described as being located at 923 West Boulevard.
2. No. 19VA002 - East Mall Business Center Subdivision
A request by Jones Sign Co., Inc. to consider an application for a **Variance to allow 337 square feet of LED signage in lieu of 60 square feet allowed** for property generally described as being located at 1001 E. Mall Drive.
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.

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 # 2

City of Rapid City Planning Commission
April 25, 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 April 4, 2019 Planning Commission Meeting Minutes.
- *2. No. 19PD009 - Auburn Hills Subdivision
A request by Sperlich Consulting, Inc for Doeck, LLC to consider an application for a **Revocation of Planned Development Designation** for property generally described as being located north of the intersection of Cobalt Drive and Coal Bank 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.

3. No. 19RZ009 - Auburn Hills Subdivision
A request by Sperlich Consulting, Inc for Doeck, LLC to consider an application for a **Rezoning from Medium Density Residential District to Low Density Residential District** for property generally described as being located north of the intersection of Cobalt Drive and Coal Bank Court.
4. No. 19RZ010 - Auburn Hills Subdivision
A request by Sperlich Consulting, Inc for Doeck, LLC to consider an application for a **Rezoning from General Agricultural District to Low Density**

Residential District for property generally described as being located north of the intersection of Cobalt Drive and Misty Woods Lane.

- *5. No. 19PD010 - Rapid Valley Subdivision
A request by Fisk Land Surveying & Consulting Engineers, Inc for Highland Properties, LLC to consider an application for a **Major Amendment to a Planned Development to allow office and storage use for a roofing and siding business** for property generally described as being located 2507 E. Saint Patrick 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.

- *6. No. 19PD011 - Fox Run Subdivision
A request by Fisk Land Surveying & Consulting Engineers, Inc for Cornerstone Rescue Mission to consider an application for a **Major Amendment to a Planned Development Overlay to expand an existing group home** for property generally described as being located 301 Fox Run 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.

- *7. No. 19UR006 - Red Rock Village
A request by Howie Construction LLC for Josh Artz to consider an application for a **Conditional Use Permit to allow an over sized garage** for property generally described as being located at 4556 Lahinch 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.

8. No. 19TP007 - 2016-2018 Socio-Economic Report (Information Only)
9. No. 19TP013 - East Rapid City Traffic and Corridor Analysis Study – Draft Report (Informational Only)

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *10. No. 19PD012 - Sandstone Ridge Subdivision
A request by ARC International, Inc for Yeshua, LLC to consider an application

for a **Major Amendment to a Planned Development Overlay to allow a medical office** for property generally described as being located 3808 Sheridan Lake 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.

*11. No. 19UR007 - Marshall Heights Tract

A request by Ernesto Garcia Gallegos to consider an application for a **Major Amendment to a Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant** for property generally described as being located at 1900 N. Maple Avenue.

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. Discussion Items

13. Staff Items

14. Planning Commission Items

A. Planning Commission Liaison for the May 1, 2019 City Council Meeting will be Vince Vidal.

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