

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
May 23, 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  
May 23, 2018 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the May 9, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 19VA003 - Schamber Subdivision  
A request by KTM Design Solutions, Inc for KTA Properties LLC to consider an application for a **Variance of Lot 1AR to reduce the front yard setback for a single family dwelling from 25 feet to 5.64 feet; to reduce the rear yard setback for a single family dwelling from 25 feet to 7.57 feet; to reduce the minimum lot size for a single family dwelling from 6,500 square feet to 5,643.1 square feet; for Lot 2AR to reduce the minimum lot size for a duplex from 8,000 square feet to 6,276.6 square feet; for Lot 3AR to allow the maximum lot coverage from 30% to 38% and to reduce the side yard setback from 12 feet to 9.08 feet** for property generally described as being located southeast of the intersection of Twin Elms Drive and Schamber 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  
May 23, 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 May 9, 2019 Planning Commission Meeting Minutes.
2. No. 19OA002 - Ordinance to Update the Tax Increment Financing District Review Process by Amending Chapter 3.26 of Rapid City Municipal Code  
A request by City of Rapid City to consider an application for an **Ordinance to Update the Tax Increment Financing District Review Process by Amending Chapter 3.26 of Rapid City Municipal.**
3. Resolution Adopting the Rapid City Tax Increment Financing Policy  
A request by City of Rapid City to consider an application for a **Resolution Adopting the Rapid City Tax Increment Financing Policy.**
- \*4. No. 19PD015 - Big Sky Business Park Subdivision  
A request by KTM Design Solutions, Inc for Abbott House Inc. to consider an application for a **Final Planned Development Overlay to allow a group home** for property generally described as being located 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.***

5. No. 19PL035 - Orchard Meadows  
A request by KTM Design Solutions Inc for Yasmeen Dream, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1A thru 20B of Block 1 and Lot 1A thru 20B of Block 2 of Orchard Meadows, property generally described as being located west of Elderberry Boulevard.
6. No. 19PL036 - 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 19 thru 26 and 29 thru 37 of Block 2 of Johnson Ranch Subdivision property generally described as being located on Johnson Ranch Road east of Providers Boulevard.
7. No. 19RZ013 - Johnson Ranch Subdivision  
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning from General Agricultural District to Medium Density Residential District** for property generally described as being located on Johnson Ranch Road east of Providers Boulevard.
8. No. 19PL038 - Shepherd Hills West Subdivision  
A request by KTM Design Solutions, Inc for BH Capital 4, LLC and BH Capital 6, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 of Block 1, Lot 2 of Block 2 of Shepherd Hills West Subdivision property generally described as being located east of the current terminus of E. Philadelphia Street.
9. No. 19RZ016 - Shepherd Hills West Subdivision  
A request by KTM Design Solutions, Inc for BH Capital 4, LLC and BH Capital 6, LLC to consider an application for a **Rezoning from Light Industrial District to Medium Density Residential District** for property generally described as being located east and north of the current terminus of E. Philadelphia Street.
10. No. 19RZ017 - Shepherd Hills West Subdivision  
A request by KTM Design Solutions BH Capital 6, LLC to consider an application for a **Rezoning from General Commercial District to Mobile Home Residential District** for property generally described as being located east and south of the current terminus of E. Philadelphia Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*11. No. 19PD016 - Johnson Ranch Subdivision  
A request by KTM Design Solutions Inc for Yasmeen Dream, LLC to consider an application for a **Major Amendment to Planned Development Overlay to allow a group home** for property generally described as being located north of the intersection of Hutt Court and Provider Boulevard.

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***of business on the seventh full calendar day following action by the Planning Commission.***

- \*12. No. 19PD017 - Legacy Subdivision  
A request by KTM Design Solutions, Inc for Legacy Land Company to consider an application for an **Initial Planned Development Overlay to allow a duplex development** for property generally described as being located west of Derby Lane at the current western terminus of Kentucky Lane.

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13. No. 19RZ011 - Legacy Subdivision  
A request by KTM Design Solutions, Inc for Legacy Land Company to consider an application for a **Rezoning from Low Density Residential District to Medium Density Residential District** for property generally described as being located west of Derby Lane between the current terminus of Kentucky Lane and Hanover Drive.

14. No. 19RZ012 - Legacy Subdivision  
A request by KTM Design Solutions, Inc for Legacy Land Company to consider an application for a **Rezoning from Low Density Residential District II to Medium Density Residential District** for property generally described as being located west of Derby Lane at the current western terminus of Kentucky Lane.

15. No. 19PL034 - Legacy Subdivision  
A request by KTM Design Solutions, Inc for Legacy Land Company to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 of Block 1 and Lot 1 thru 20 and Common Lot of Block 2 of Legacy Subdivision, property generally described as being located west of Derby Lane at the current western terminus of Kentucky Lane.

- \*16. No. 19PD018 - Mann Subdivision  
A request by Kennedy Design Group, Inc for Alan and Tracy Ponto for Ponto LLC to consider an application for an **Initial Planned Development Overlay to expand an existing childcare center** for property generally described as being located at 3660 Sturgis Road.

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- \*17. No. 19UR009 - Five Star Subdivision  
A request by Melissa Boehrns-Boham to consider an application for a **Conditional Use Permit to allow on-sale liquor in conjunction with a recreational facility** for property generally described as being located at 811 Disk Drive, Suite 6.

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\*18. No. 19UR010 - Rockinon Ranch Estates

A request by Bill Freytag to consider an application for a **Conditional Use Permit to allow an oversized garage** for property re generally described as being located at 1221 Santana Court.

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19. No. 19TI001 - Brookfield Subdivision

A request by Sperlich Consulting, Inc for Doeck, LLC to consider an application for a **Resolution to approve TID #67 Project Plan Amendment #1 to reallocate project plan costs** for property generally described as being located east and west of Haines Avenue and north and south of Country Road.

20. Discussion Items

21. Staff Items

22. Planning Commission Items

Planning Commission Liaison for the June 3, 2019 City Council Meeting will be Curt Huus.

**DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS**

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