

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
June 6, 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  
June 6, 2019 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the May 23, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 19VA004 - 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.
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  
June 6, 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 23, 2019 Planning Commission Meeting Minutes.
2. No. 19PD013 - Section 24, T2N, R7E  
A request by KTM Design Solutions, Inc for Citcra LLC to consider an application for a **Planned Unit Development Zoning District** for property generally described as being located northeast of the intersection of Nicole Street and Brook Street.
3. No. 19RZ014 - Shepherd Hills Subdivision  
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a **Rezoning from General Agricultural District to Medium Density Residential District** for property generally described as being located east of East Anamosa Street.
4. No. 19RZ015 - Shepherd Hills Subdivision  
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District II** property generally described as being located east of East Anamosa Street.
5. No. 19PD021 - Buffalo Crossing West  
A request by Dream Design International, Inc for North Atlantic Developers LLC to consider an application for a **Planned Development Revocation** property generally described as being located at 2001 Hope 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.***

6. No. 19PL043 - North 80 Subdivision  
A request by Centerline for Lazy P-6 Land Co. Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 4, 8, 10 and 11 of North 80 Subdivision, property generally described as being located northeast of the intersection of Shelby Avenue and Stumer Road.
7. No. 19PL044 - Big Sky Business Park  
A request by KTM Design Solutions, Inc for DTH, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 16 thru 46 of Block 12, Lots 1 thru 3 of Block 30 of Big Sky Subdivision, property generally described as being located west of the western terminus of Big Sky Drive.
8. No. 19RZ018 - Lagrand Subdivision  
A request by Brett Kaltvedt for MWM Rapid Holdings Inc. to consider an application for a **Rezoning request from General Agricultural District to Light Industrial District** for property generally described as being located at 3414 Eglin Street.
9. No. 19RZ019 - Section 5, T1N, R8E  
A request by KTM Design Solutions, Inc for Lyle Hendrickson to consider an application for a **Rezoning request from Low Density Residential District to Medium Density Residential District** for property generally described as being located at 1804 E. Highway 44.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

10. No. 19PL037 - Shepherd Hills Subdivision  
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1-90 of Block 1 and Lots 1 thru 26 of Block 2, Lots 1 thru 26 of Block 3, Lots 1 thru 18 of Block 4, Lots 1 thru 8 of Block 5, Lots 1 thru 16 of Block 6, Lots 1 thru 10 of Block 7, Lots 1 thru 15 of Block 8, Lots 1 thru 26 of Block 9, Lots 1 thru 18 of Block 10 Lots 1 thru 10 of Block 11 and Lots 1 and 2 of Block 12 of Shepherd Hills Subdivision, legally described as property generally described as being located east of East Anamosa Street.
11. No. 19PD019 - Lamperts Addition No. 2  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Juniper Restaurant to consider an application for a **Major Amendment to a Planned Development Overlay to allow an on-sale liquor establishment in conjunction with a restaurant** for property generally described as being located at 405 Canal 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.***

12. Discussion Items

13. Staff Items

14. Planning Commission Items

A. Planning Commission Liaison for the June 17, 2019 City Council Meeting will be Justin Vangraefschepe

#### **DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS**

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