

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
July 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.**

*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  
July 25, 2019 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the June 20, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 19VA005 - The Cottonwoods  
A request by Larry Wright to consider an application for a **Variance to reduce side yard setback from 8 feet to 5 feet** for property generally described as being located at 2109 6th Avenue.
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  
July 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 June 20, 2019 Planning Commission Meeting Minutes.
2. No. 19PL042 - Darlington Estates Subdivision No. 2  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Magheramore, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 to 23 of Darlington Estates Subdivision No. 2, property generally described as being located at the current southern terminus of Kimberwick Road.
3. No. 19RZ022 – Scotland Hills Subdivision  
A request by Dream Design International, Inc for Eileen and Edward Eller to consider an application for a **Rezoning Request from General Agricultural District to Low Density Residential District** for property generally described as being located west of the current terminus of W. Minnesota Street, east of Mt. Rushmore Road.
4. No. 19PL049 – Scotland Hills Subdivision  
A request by Dream Design International, Inc for Eileen and Edward Eller to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 37 of Block 1 of Scotland Hills Subdivision, property generally described as being located west of the current terminus of W. Minnesota Street, east of Mt. Rushmore Road.
5. No. 19PL052 - Hills View Subdivision  
A request by Davis Engineering, Inc for Reub Family Trust to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 8A and 8B of Hills View Subdivision, property generally described as being located at 1171 Valley Drive.

- \*6. No. 19UR012 - Rapid City Greenway Tract  
 A request by Scull Construction Service, Inc for Canyon Lake Little League to consider an application for a **Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District** for property generally described as being located at 2900 Jackson 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.*
- \*7. No. 19PD026 - DDE Subdivision  
 A request by A1 Construction for Little Owls Daycare and Preschool to consider an application for a **Major Amendment to a Planned Development to expand an existing child care** for property generally described as being located at 110 North Cambell 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. 19RZ023 - Section 5, T1N, R8E  
 A request by Brian Watland for Western Dakota Technical College to consider an application for a **Rezoning Request from Low Density Residential District to Public District** for property generally described as being located east of Mickelson Drive, west of Valle Drive and north of Homestead Street.
- \*9. No. 19PD027 - Johnson Ranch Subdivision  
 A request by Dream Design International, Inc for Yasmeeen Dream, LLC to consider an application for a **Final Planned Development Overlay to allow a residential development** for property generally described as being located east of the intersection of Johnson Ranch Road and 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.*
- \*10. No. 19PD029 - Orchard Meadows Subdivision  
 A request by Dream Design International, Inc for Yasmeeen Dream, LLC to consider an application for an **Initial Planned Development Overlay with a Final Planned Development Overlay on a portion of the property to allow a residential development** for property generally described as being located west of Elderberry 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. 19RZ024 - Section 9, T1N, R8E  
A request by Dream Design International, Inc for Yasmeeen Dream, LLC to consider an application for a **Rezoning Request from General Agricultural District to Medium Density Residential District** for property generally described as being located east of Elk Vale Road.

- \*12. No. 19UR014 - Feigel Subdivision #2  
A request by Dream Design International, Inc for Community Enhancement LLC to consider an application for a **Conditional Use Permit to allow a childcare in the General Commercial District** property generally described as being located at 1111 E. North 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

13. No. 19VR003 - Airport Addition  
A request by Fisk Land Surveying and Consulting Engineers, Inc for David Ritter to consider an application for a **Vacation of Right-of-Way** for property generally described as being located on Wood Avenue lying south of Knollwood Drive.

- \*14. No. 19UR013 - South Boulevard Addition  
A request by Krista L. Shipley to consider an application for a **Conditional Use Permit to allow an on-sale liquor in conjunction with a sign shop** for property generally described as being located at 705 Indiana 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. No. 19PD028 - Enchanted Hills #2  
A request by Gary Sabers of Morton Buildings, Inc for Jessica Smith to consider an application for a **Final Planned Development Overlay to allow an oversized garage** for property generally described as being located 1408 Panorama Circle.

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16. Discussion Items
17. Staff Items
18. Planning Commission Items

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