

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
August 8, 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  
August 8, 2019 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the July 25, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 19VA007 - Boulevard Addition  
A request by Stan and Ivy Allard to consider an application for a **Variance to reduce a side yard setback abutting a street from 35 feet to 18 feet for an accessory structure and to allow a maximum lot coverage of 34% in lieu of a 30% coverage** for property generally described as being located at 1101 11th Street.
3. No. 19VA008 - Robbinsdale Addition No. 10  
A request by Brad Madsen to consider an application for a **Variance to reduce side yard setback for second story from 12 feet to 8.49 feet** for property generally described as being located at 608 Odde Place.
4. Discussion Items
5. Staff Items
6. 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  
August 8, 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 July 25, 2019 Planning Commission Meeting Minutes.
- \*2. No. 19PD030 - Mann Subdivision  
A request by FMG Engineering for Ponto LLC Attention Alan and Tracy Ponto to consider an application for a **Final Planned Development Overlay to expand a childcare center** property generally described as being located at 3660 Sturgis 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.***

- \*3. No. 19PD031 - Fifth Street Office Plaza  
A request by Renner Associates, LLC for Fifth Street Developers, LLC to consider an application for a **Final Planned Development Overlay to allow a commercial Development** for property generally described as being located at 4905 5th Street.

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4. No. 19RZ025 - Morgans Subdivision  
A request by Dream Design International, Inc for Sharaf 5 Properties, LLC to consider an application for a **Rezoning request from High Density Residential District to Urban Commercial District** for property generally described as being located at 18 E. Kansas City Street.
5. No. 19PL059 - Shepherd Hills Subdivision  
A request by Dream Design International, Inc for BH Capital 4, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 3 of Block 1 of Shepherd Hills Subdivision, property generally described as being located east of E. Anamosa Street south of Menards.
6. No. 19RZ026 - Shepherd Hills Subdivision  
A request by Dream Design International, Inc for BH Capital 4, LLC to consider an application for a **Rezoning request from Low Density Residential District II to Medium Density Residential District** for property generally described as being located east of E. Anamosa Street.
7. No. 19PL060 - Elks Country Estates  
A request by Longbranch Civic Engineering, Inc for Lee Jensen to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 2R2 of Block 6 of Elks Country Estates, property generally described as being located northwest of the intersection of Willowbend Road and Augusta Drive.
8. No. 19PL061 - Lima Subdivision  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Lima Properties LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Lima Subdivision, property generally described as being located 2700 Mount Rushmore Road and 751 Cathedral Drive.
- \*9. No. 19UR015 - Menard Subdivision  
A request by North Creek Land Company, LLC to consider an application for a **Conditional Use Permit to allow a childcare center** for property generally described as being located southwest of the intersection of E. Anamosa Street and N. Creek 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

10. 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 in Wood Avenue lying south of Knollwood Drive.

11. Discussion Items
12. Staff Items
13. Planning Commission Items
  - A. Planning Commission Liaison for the August 19, 2019 City Council Meeting will be Mike Gollhofer.

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