

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
August 22, 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 22, 2019 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the August 8, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 19VA009 - Boulevard Addition
A request by Wagner Enterprises LLC to consider an application for a **Variance to reduce minimum lot size from 6,500 square feet to 2,700 square feet; to reduce minimum required front yard setback from 20 feet to 12 feet and to reduce minimum required rear yard setback from 25 feet to 13.6 feet for an existing structure** for property generally described as being located at 708 11th 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
August 22, 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 August 8, 2019 Planning Commission Meeting Minutes.
- *2. No. 19PD034 - Buffalo Crossing West and Ranch Subdivision
A request by Dream Design International, Inc for Envirocutt, LLC and Delaware Land Holdings LLC to consider an application for a **Revocation of Planned Development** for property generally described as being located at 6565 and 6303 Mr. Rushmore 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. 19PD035 - Robbinsdale Addition No. 10
A request by Renner Associates LLC for Presbyterian Retirement Village of Rapid City, Inc. to consider an application for a **Final Planned Development Overlay to allow a duplex development** property generally described as being located northeast of the intersection of 5th Street and Nebraska Street.

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Commission.

4. No. 19RZ027 - Orchard Meadows Subdivision
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning Request from General Commercial District to Office Commercial District** for property generally described as being located northwest of Jaffa Garden Way.
5. No. 19RZ028 - Orchard Meadows Subdivision
A request by Dream Design International, Inc for Community Enhancement LLC II to consider an application for a **Rezoning Request from General Commercial District to Office Commercial District** for property generally described as being located south of Jaffa Garden Way.
- *6. No. 19UR017 - Section 12, T1N, R7E
A request by Upper Deck Architecture, Inc for Father Brian Christensen to consider an application for a **Major Amendment to a Conditional Use Permit to expand a church** for property generally described as being located at 520 Cathedral Drive.

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- *7. No. 19UR018 - Lombardy Industrial Park Subdivision
A request by Kennedy Design Group, Inc for Melissa Foxworth of Safe Haven Pet Resort to consider an application for a **Conditional Use Permit to allow a pet kennel** for property generally described as being located at 2004 Creek Drive.

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8. No. 19VR004 - Murphy Ranch Estates and Murphy's Subdivision
A request by Davis Engineering, Inc for Murphy Brothers Partnership, LLC to consider an application for a **Vacation of Right-of-Way** for property generally described as being located south of the current terminus of Knuckleduster Road.
9. 19TP018 - 2020-2023 Rapid City Area Transportation Improvement Program – Final Report
10. 19TP020 - 2020 Unified Planning Work Program – Draft Report

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

11. 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 within Wood Avenue lying south of Knollwood Drive.

- *12. No. 19PD032 - Skyview South Subdivision
A request by Alan Haberling to consider an application for a **Major Amendment to a Planned Development Overlay to allow an over-sized garage** for property generally described as being located at 2101 Huntington Place.

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- *13. No. 19PD036 - CD Rounds Subdivision
A request by Scull Construction for Pink Cabin LLC to consider an application for a **Major Amendment to a Planned Development Overlay to allow a retail development** for property generally described as being located at 3645 Sturgis Road.

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- *14. No. 19PD037 - Bradsky Subdivision
A request by Fisk Land Surveying & Consulting Engineers, Inc for DJS Holdings, LLC to consider an application for a **Major Amendment to a Planned Development Overlay to expand an existing carwash** for property generally described as being located at 1501 Cambell Street.

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- *15. No. 19UR016 - Deadwood Avenue Business Park
A request by Brenda Howard to consider an application for a **Conditional Use Permit to allow on-sale liquor use in conjunction with a furniture and décor store** for property generally described as being located at 1141 Deadwood Avenue, Suite 3.

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

16. Resolution 2019-070 – A resolution to adopt Rapid City Affordable Housing Policy
17. Discussion Items
18. Staff Items
19. Planning Commission Items

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