

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
September 5, 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  
September 5, 2019 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the August 22, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 19VA010 - Boulevard Addition  
A request by Daniel S. Palmer and Thomas E. Chase to consider an application for a **Variance to reduce the rear yard setback from 5 feet to 1 foot, to reduce the side yard setback from 5 feet to 1 foot, to reduce the front yard setback from 35 feet to 28 feet, and to increase lot coverage from 30 percent to 33 percent** for property generally described as being located at 1121 West Boulevard.
3. **Appeal by Stagecoach West Signs LLC to overturn the decision of the Building Official declaring the Stagecoach West Signs located at 4110 Mount Rushmore Road as unlawful.**
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  
September 5, 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 22, 2019 Planning Commission Meeting Minutes.
2. No. 19RZ029 - North Rapid City Addition No. 2  
A request by Longbranch Civil Engineering, Inc for Sara Hyde to consider an application for a Rezoning from Neighborhood Commercial District to Medium Density Residential District for Lots 17 thru 21 of Block 60 of North Rapid Addition No.2, located in the NE1/4 of the NW1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1006 and 1012 Farlow Avenue.
3. No. 19RZ030 - Orchard Meadows  
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning request from Medium Density Residential District to Office Commercial District** for property generally described as being located south of Jaffa Garden Way and west of Elderberry Boulevard.
4. No. 19RZ031 - Orchard Meadows  
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning request from General Agricultural District to Office Commercial District** for property generally described as being located south of

Jaffa Garden Way and west of Elderberry Boulevard.

5. No. 19RZ032 - Orchard Meadows  
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning request from General Agricultural District to Office Commercial District** for property generally described as being located south of Jaffa Garden Way and west of Elderberry Boulevard.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

6. No. 08TI001 - Brookfield Subdivision  
A request by Sperlich Consulting, Inc. for Doeck, LLC to consider an application to **Dissolve Tax Increment District No. 67** for property generally described as being located east and west of Haines Avenue and north and south of Country Road.
- \*7. No. 19PD033 - Shepherd Hills Subdivision  
A request by Dream Design International, Inc for BH Capital 4, LLC to consider an application for an **Initial Planned Development Overlay to allow an apartment development** property generally described as being located east of Anamosa, south of Menards.

***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. 19PD038 - Stoneridge Subdivision #2  
A request by Longbranch Civil Engineering, Inc for John Parker and Bob Scull to consider an application for a **Final Planned Development Overlay to allow a car wash** for property generally described as being located southeast of the intersection of 5th Street and Parkview 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.***

9. No. 19RZ033 - Stoneridge Subdivision #2  
A request by Longbranch Civil Engineering, Inc for John Parker and Rob Scull to consider an application for a **Rezoning Request from Office Commercial District to General Commercial District** for property generally described as being located southeast of the intersection of 5th Street and Parkview Drive.

10. Discussion Items

11. Staff Items

12. Planning Commission Items

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