

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
October 10, 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
October 10, 2019 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the September 26, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 19VA010 - 1121 West Boulevard
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 in the Boulevard Addition.
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 Rd as unlawful**
4. No. 19VA013 - 1006 Farlow Avenue
A request by Longbranch Civil Engineering, Inc for Sara Hyde to consider an application for a **Variance to reduce a front yard setback from 20 feet to 17.2 feet and to reduce a side yard setback from 8 feet to 1.3 feet for a single family dwelling** for property generally described as being located in North Rapid Addition No. 2.
5. No. 19VA014 - 1012 Farlow Avenue
A request by Longbranch Civil Engineering, Inc for Sara Hyde to consider an application for a **Variance to reduce a front yard setback from 20 feet to 16.8 feet for a single family dwelling** for property generally described as being located

in North Rapid Addition No. 2.

6. Discussion Items
7. Staff Items
8. 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.

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 # 2

City of Rapid City Planning Commission
October 10, 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 September 26, 2019 Planning Commission Meeting Minutes.
2. No. 19PL063 - The northern terminus of Haakon Street
A request by Longbranch Civic Engineering, Inc for Broker Dividend Fund, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 10 of Block 1, Lots 1 thru 14 of Block 2, Lots 1 thru 27 of Block 3, Lots 1 thru 19 of Block 4, Lots 1 thru 18 of Block 5, Lots 1 thru 2 of Block 6, and Lots 1 thru 3 of Block 7 of Hillsvie Estates Subdivision property generally described as being located in the Hillsvie Estates Subdivision.
3. No. 19RZ029 - 1006 and 1012 Farlow Avenue
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 property generally described as being located in the North Rapid Addition No. 2.
- *4. No. 19UR021 - 621 North Creek Drive
A request by Renner Associates, LLC and North Creek Land Company, LLC to consider an application for a **Conditional Use Permit to provide an indoor play area for existing childcare centers** for property generally described as being located in the Menard Subdivision.

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---

- *5. No. 19PD039 - Northwest of the intersection of E. Highway 44 and Mickelson Drive
A request by KTM Design Solutions, Inc for Western Housing Enterprises LLC to consider an application for an **Initial and Final Planned Development Overlay to allow an apartment development** for property generally described as being located in Section 5, T1N, R8E.

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. 19UR019 - 350 East Disk Drive
A request by Artech for Golden Ticket Cinemas, Inc. to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a movie theatre** for property generally described as being located in the Rushmore Mall Addition.

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. 19UR020 - 615 Main Street
A request by Brian Dadah to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment** for property generally described as being located in the Original Town of Rapid City.

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. 19OA007 - Ordinance Amendment to Allow for Accessory Dwelling Units in Residential Districts by Amending Title 17 of the Rapid City Municipal
A request by City of Rapid City to consider an application for an **Ordinance Amendment to Allow for Accessory Dwelling Units in Residential Districts by Amending Title 17 of the Rapid City Municipal.**

9. No. 19TI002 - East and west of Elk Vale Road between E. Highway 44 and the current terminus of East Fairmont Street

A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Resolution to approve TID #78 Project Plan Amendment #1** for property generally described as being located in Section 9, T1N, R8E.

10. Discussion Items
11. Staff Items
12. Planning Commission Items
 - A. Election of Officers

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.