

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

Notice is hereby given that the Rapid City Zoning Board of Adjustment meeting scheduled for Thursday, December 5, 2019 at 7:00 a.m. in the City Council Meeting Room at 300 6th Street, Rapid City, SD has been cancelled as there are no items for review.

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
December 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 November 21, 2019 Planning Commission Meeting Minutes.
2. No. 19AN001 - 450 S. Interstate 90 Service Road
A request by Paul Bradsky for Atlantis, LLC to consider an application for a **De-Annexation** for Lot 3 of Tract D of W-Y Addition, located in Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in W-Y Addition.
3. No. 19PL090 - East side of Old Folsom Road 1/4 mile south of Lamb Road
A request by Fisk Land Surveying & Consulting Engineers, Inc for Pat Hall to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 22 of Morris Ranch Estates, legally described as Lot 2 of the SW1/4 of the NW1/4 and Lot 2 of the W1/2 of the SW1/4 of Section 34 and the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 33, all located in T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located in Morris Ranch Estates.
- *4. No. 19PD046 - West of Elderberry Boulevard, north of Jim Street
A request by Dream Design International, Inc for Yasmeen Dream LLC to consider an application for an **Initial Planned Development to allow a townhome development** for Tract L of Orchard Meadows Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Orchard Meadows 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.

5. No. 19PL097 - North of Highway 44 and east of Anderson Road
A request by FMG Engineering for Harold Bies to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 4 of Sunset Meadows Subdivision, legally described as the SW1/4 of the NW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located in Sunset Meadows Subdivision.
6. No. 19PL098 - West of Elk Vale Road between Orchard Lane and Garden Lane
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 3 of Orchard Meadows Subdivision, legally described as the S1/2 of the SW1/4 of the NE1/4 less Lot 1 of Wally Byam Addition, Less RR right-of-way, less Orchard Meadows, less Lot H1 and H2, Less right-of-way; the S1/2 of the SE1/4 of the NW1/4 less Orchard Meadows Less Lot H1, Less right-of-way; the unplatted balance of the NE1/4 of the SW1/4, less Lot H1, Less right-of-way; the unplatted balance of the W1/2 of the SE1/4 Less Lot H1 and Less right-of-way all located Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Orchard Meadows Subdivision.
7. No. 19PL099 - 1001 and 1111 E. North Street
A request by Dream Design International, Inc for Community Enhancement LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 6 of Feigel Subdivision #3, legally described as Lots 2 and 3 of Feigel Subdivision #2, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Feigel Subdivision #3.
- *8. No. 19UR022 - North of the intersection of Hutt Court and Provider Boulevard
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Conditional Use Permit to allow a group home** for Lot 25 of Block 1 of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, Rapid City, Pennington County, South Dakota, more generally described as being located Johnson Ranch 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---

- *9. No. 19PD045 - 2200 North Maple Avenue, Suite 508
A request by Jared Batman to consider an application for a **Major Amendment to a Planned Development Overlay to allow an indoor dog park with on-sale liquor** for Tract A and B of Lot 2 (also in T2N, R8E, Section 30) of Rushmore Mall Subdivision, located in Section 25, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Rushmore Mall 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.

- *10. No. 19UR023 - 615 Main Street
A request by Brian Dadah to consider an application for a **Major Amendment to a Conditional Use Permit to expand an on-sale liquor establishment** for Lot 8 of Block 84 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in 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.

11. Discussion Items
12. Staff Items
13. Planning Commission 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.