

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
March 5, 2020- 7:00 A.M.
3rd Floor Conference 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
March 5, 2020 - 7:00 A.M.
3rd Floor Conference Room
300 Sixth Street
Rapid City, SD 57701

Notice is hereby given that the Rapid City Zoning Board of Adjustment meeting scheduled for Thursday, March 5, 2020 at 7:00 a.m. in the 3rd Floor Conference Room at 300 6th Street, Rapid City, SD has been cancelled as there are no items for review.

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AGENDA # 2

City of Rapid City Planning Commission
March 5, 2020 - 7:00 A.M.
3rd Floor Conference 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 February 20, 2020 Planning Commission Meeting Minutes.
2. No. 20AN001 - 5400 Old Folsom Road
A request by Forest Products Distributors, Inc. to consider an application for a **Petition for Annexation** for property generally described as being located in Section 20, T2N, R8E.
3. No. 20PL010 - Southwest corner of the intersection of Midway Street and Mac Arthur Street
A request by FMG Engineering for Black Hills Habitat for Humanity to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1, 2 and 3 of Block 105 of Mahoney Addition, property generally described as being located in Mahoney Addition.
4. No. 20RZ010 - East of Elk Vale Road, south of Jaffa Garden Way
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** property generally described as being located in Orchard Meadows Subdivision.
5. No. 20RZ011 - East of Elk Vale Road, south of Jaffa Garden Way
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being

located in Orchard Meadows Subdivision.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

6. No. 19RZ045 - Section 35, T1N, R7E
A request by Cory Back for SLH Holdings, LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being located northeast of the intersection of Sammis Trail and Healing Way.

- *7. No. 20PD002 - Northeast of the intersection of Samis Trail and Healing Way
A request by Cory Back for SLH Holdings LLC to consider an application for an **Initial Planned Development Overlay to allow a senior living facility** for property generally described as being located Section 35, T1N, R7E.

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. 20PD003 - East of 3rd Street, south of Kansas City Street
A request by Fisk Land Surveying & Consulting Engineers, Inc for OneHeart to consider an application for a **Major Amendment to a Planned Development Overlay to allow a care campus with medical facilities, childcare and support services** for property 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.

- *9. No. 20UR004 - 2001 W. Main Street
A request by Kennedy Design Group, Inc for M.G. Oil Co. to consider an application for a **Conditional Use Permit to allow on-sale liquor in conjunction with an entertainment venue** for property generally described as being located in Section 3, T1N, R7E.

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. 20UR005 - 1565 Haines Avenue
A request by Kennedy Design Group, Inc for M.G. Oil Co. to consider an application for a **Major Amendment to a Conditional Use Permit to allow on-**

sale liquor use in conjunction with a casino for property generally described as being located in Northern Heights 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.

11. No. 20TI002 – At the eastern terminus of Homestead Street
A request by City of Rapid City to consider an application for a **Resolution to approve TID No. 68 Project Plan Amendment #1 to reallocate project plan costs** for property generally described as being located in Section 3, T1N, R8E.
12. Discussion Items
13. Staff Items
14. Planning Commission Items