

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
March 26, 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 26, 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 26, 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 26, 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 March 5, 2020 Planning Commission Meeting Minutes.
- *2. No. 20PD005 - 611 Herman Street
A request by Black Hills Habitat for Humanity to consider an application for a **Major Amendment to a Planned Development Overlay to allow a single-family residential use** for property generally described as being located in Schnasse 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.
3. No. 20RZ013 - 611 Herman Street
A request by Black Hills Habitat for Humanity to consider an application for a **Rezoning request from Office Commercial District to Medium Density Residential District** for property generally described as being located in Schnasse Addition.
- *4. No. 20PD007 – At the northern terminus of Haakon Street
A request by Longbranch Civil Engineering, Inc for BFD Development, LLC to consider an application for a **Revocation of Planned Development Designation**

for Government Lot 1, located in the NE1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Section 3, 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.

- 5. No. 20RZ014 – At the northern terminus of Haakon Street
A request by Longbranch Civil Engineering, Inc for BFD Development, LLC to consider an application for a **Rezoning request from Neighborhood Commercial District to Low Density Residential District** for property generally described as being located in Section 3, T1N, R8E.
- 6. No. 20RZ015 – At the northern terminus of Haakon Street
A request by Longbranch Civil Engineering, Inc for BFD Development, LLC to consider an application for a **Rezoning request from Office Commercial District to Low Density Residential District** for property generally described as being located in Section 3, T1N, R8E.
- 7. No. 20RZ016 – At the northern terminus of Haakon Street
A request by Longbranch Civil Engineering, Inc for BFD Development, LLC to consider an application for a **Rezoning request from Medium Density Residential District to Low Density Residential District** for property generally described as being located Section 3, T1N, R8E.
- *8. No. 20PD009 - At the intersection of Hanover Drive and Winfield Street
A request by Longbranch Civil Engineering, Inc for Walgar Development Corp. to consider an application for a **Final Planned Development to allow residential development** property generally described as being located in Robbinsdale Addition No. 10.

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. 20TP006 - Rapid City Year End 2019 Population Estimate

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- 10. No. 20RZ017 - 415 North Creek Drive
A request by Renner Associates LLC for Creek Drive Land, LLC to consider an application for a **Rezoning request from Medium Density Residential District to Light Industrial District** for property generally described as being located in Menard Subdivision.

- *11. No. 20PD004 -1717 Marlin Drive
A request by KTM Design Solutions, Inc for KTM Design Solutions, Inc. to consider an application for a **Major Amendment to a Planned Development to expand an existing warehouse** for property generally described as being located in Marlin Industrial Park.

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.

- *12. No. 20PD006 - 351 Anamosa Street
A request by Ron Williams for Black Hills Power, Inc. to consider an application for a **Final Planned Development Overlay to expand a utility substation** for property generally described as being located in Millard 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.

- *13. No. 20PD008 - East of Elk Vale Road, south of Jaffa Way
A request by Dream Design International, Inc for Yasmeeen Dream, LLC to consider an application for an **Initial Planned Development Overlay to allow an apartment complex** for property generally described as being located in Orchard Meadows No. 2.

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.

14. Discussion Items
15. Staff Items
16. 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.