

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
April 23, 2020 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

To encourage the practice of social distancing, The City Of Rapid City recommends that you remotely attend the April 23, 2020 Planning Commission Meeting via a scheduled WebEx meeting. Instructions on joining the WebEx meeting are provided below.

The City Of Rapid City encourages written submission of public comment by email to: <https://www.rcgov.org/68-public-comments-for-meetings/24-public-comment-form.html>. Please include your name and address in all written public comment submissions.

If you plan on attending in person, please enter through the front doors of city hall. Social distancing must be maintained at all times.

Join WebEX Meeting  
<https://www.webex.com>  
Meeting ID Number (access code): 629 755 391  
Join by phone [+1-408-418-9388](tel:+14084189388)

**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  
April 23, 2020 - 7:00 A.M.  
Via WebEx Conference Call/City Hall  
300 Sixth Street  
Rapid City, SD 57701

1. No. 20VA001 - 828 3rd Street  
A request by Stephanie Kroeze to consider an application for a **Variance to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet** for property generally described as being located in Original Town of Rapid City.
2. Discussion Items
3. Staff Items
4. 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  
April 23, 2020 - 7:00 A.M.  
Via WebEx Conference Call/City Hall  
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 April 9, Planning Commission Meeting Minutes.
2. No. 19OA006 - Ordinance Amendment Amending Chapter 17.40 to Revise Permitted and Conditional Uses in the Office Commercial District  
A request by City of Rapid City to consider an application for an **Ordinance Amendment Amending Chapter 17.40 to Revise Permitted and Conditional Uses in the Office Commercial District.**
3. No. 20RZ001 - 324 E. New York Street  
A request by City of Rapid City 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 Blakes Addition.
4. No. 20RZ002 - Settlers Creek Place  
A request by City of Rapid City 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 Settlers Creek Townhomes.
5. No. 20RZ003 - West of Sunny Springs Drive between Wesleyan Boulevard and Harmony Heights Lane  
A request by City of Rapid City 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 Fountain Springs Park

Subdivision.

6. No. 20RZ004 - East of Sunny Springs Drive and south of Wesleyan Boulevard  
A request by City of Rapid City 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 Fountain Springs Park Subdivision.
7. No. 20RZ005 - Eastern terminus of Tablerock Road  
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to Low Density Residential District II** for property generally described as being located in Tower Ridge 2.
8. No. 20RZ006 - 311 Quincy Street  
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to High Density Residential District** for property generally described as being located in Original Town of Rapid City.
9. No. 20RZ007 - 918 Meadowwood Drive  
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to Low Density Residential District II** for property generally described as being located in Pine Hills Subdivision.
10. No. 20RZ008 - 726 South Street  
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to High Density Residential District** property generally described as being located in Original Town of Rapid City.
11. No. 20RZ009 - 4084 and 4282 Tower Road  
A request by City of Rapid City 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 Omeara Subdivision.
12. No. 20RZ012 - Horizon Point north of Tower Road  
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to Low Density Residential District II** for property generally described as being located in Brielle Subdivision.
- \*13. No. 20PD012 - South of E. Philadelphia Street, west of E. Anamosa Street  
A request by TPH, LLC to consider an application for an **Initial and Final Planned Development Overlay to allow a Mobile Home Park** for property generally described as being located in Shepherd Hills West 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.***

- \*14. No. 20PD013 - West of Elderberry Boulevard, north of Jim Street  
A request by KTM Design Solutions, Inc for Orchard Meadows Rapid City, LLC to

consider an application for a **Final Planned Development Overlay to allow a townhome development** for property 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.***

15. No. 20RZ022 - 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 General Commercial District** for property generally described as being located in Menard Subdivision.
16. No. 20RZ023 - North of Philadelphia Street, east of E. Anamosa Street  
A request by Dream Design International, Inc for BH Capital LLC to consider an application for a **Rezoning request from General Agricultural District to Low Density Residential District II** for property generally described as being located in Shepherd Hills Subdivision.
17. No. 20RZ024 - West of Elk Vale Road at the terminus of Orchard Lane  
A request by Dream Design International, Inc for Yasmeeen 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 Section 9, T1N, R8E.
18. No. 20RZ025 - 828 3rd Street  
A request by Stephanie Kroeze to consider an application for a **Rezoning request from Park Forest District to Low Density Residential District II** for property generally described as being located in Original Town of Rapid City.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*19. No. 20PD015 - 3411 Jaffa Garden Way  
A request by KTM Design Solutions, Inc for KTM Design Solutions, Inc. to consider an application for an **Initial and Final Planned Development Overlay to allow an apartment complex** for property 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.***

20. Discussion Items

21. Staff Items

22. Planning Commission Items

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