

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

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.

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
May 7, 2020 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the April 23, 2020 Zoning Board of Adjustment Meeting Minutes.
2. No. 20VA002 - 1739 W. Main Street
A request by Shannon Brinker for At Home Design to consider an application for a **Variance to reduce the required off-street parking spaces from 26 spaces to 5 spaces for a retail store** for property generally described as being located in Shaver Tract.
3. No. 20VA003 - 25500 Tatanka Road
A request by Ferber Engineering Company for Black Hills Corporation to consider an application for a **Variance to waive the requirement to pave circulation aisles as per Chapter 17.50 of RCMC** for property generally described as being located in Section 22, T2N, R7E.
4. Discussion Items
5. Staff Items
6. 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
May 7, 2020 - 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 April 23, 2020 Planning Commission Meeting Minutes.
2. No. 03TI001 - At the intersection of Eglin Street and Elk Vale Road
A request by City of Rapid City to consider an application for a **Resolution to Dissolve Tax Increment District #38** for property generally described as being located in Heartland Retail Center.
3. No. 20RZ026 - 4039 and 4052 Windslow Place
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 Robbinsdale Addition No. 10.
4. No. 20RZ027 - 4122, 4134, 4146, 4158 and 4170 Wisconsin Avenue
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to Low Density Residential District** property generally described as being located in Robbinsdale Addition No. 10.
5. No. 20RZ028 - 3622, 3626, 3632, 3636 and 3700 City View 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** for property generally described as being located in Terracita Highlights Subdivision.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *6. No. 20PD010 - 1330 Catron Boulevard
A request by FMG Engineering for Lloyd Companies to consider an application for a **Final Planned Development Overlay to allow a Multi-Family Development** for property generally described as being located in Meadow View 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.

- *7. No. 20PD016 - Northwest of the intersection of Bernice Street and Degeest Drive
A request by Boom Construction to consider an application for a **Final Planned Development to allow an apartment complex** for property generally described as being located in Big Sky Business 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.

- *8. No. 20UR006 - 2110 Jackson Boulevard
A request by MG Oil Company to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a casino** for property generally described as being located in Rapid River 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.

- *9. No. 20UR007 -2510 Happy Hollow Road
A request by John Van Beek to consider an application for a **Major Amendment to a Conditional Use Permit to allow an over sized garage** for property generally described as being located in Springbrook Acres.

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. 20TI004 - East and west of Elk Vale Road between E. Highway 44 and the current terminus of East Fairmont Street
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Resolution to create Orchard Meadows Lift Station TID and approve Project Plan** for property generally described as being located in

Orchard Meadows Subdivision.

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.