

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
May 26, 2016- 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 Planning & Development Services so that appropriate auxiliary aids and services are available.*

**AGENDA # 1**  
May 26, 2016 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the May 16, 2016 Zoning Board of Adjustment Meeting Minutes.
2. No. 16VA003 - Robbinsdale Terrace Addition #2  
A request by Jason Krebsbach to consider an application for a **Variance from Chapter 17.10.50(B)1 to reduce the minimum required side yard setback from 8 foot to 3.3 foot** for property generally described as being located at 125 E. Nevada Drive.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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## **AGENDA #2**

City of Rapid City Planning Commission  
May 26, 2016 - 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 COMMUNITY PLANNING & DEVELOPMENT SERVICES 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 May 5, 2016 Planning Commission Meeting Minutes.
2. No. 16PL023 - Pine View Terrace  
A request by Fisk Land Surveying and Consulting Engineers, Inc for Andrew J. Severson to consider an application for a **Preliminary Subdivision Plan** for Lots 1 through 22 of Block 1 of Pine View Terrace, property generally described as being located east of Park Drive.
- \*3. No. 16UR010 - East Mall Business Center Subdivision  
A request by Gustafson Builders for Arm Land LLC to consider an application for a **Conditional Use Permit to allow a car wash** for property generally described as being located 2330 East Mall Drive.

***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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

- \*4. No. 16PD024 - Marlin Industrial Park  
A request by KTM Design Solutions, Inc for Pro-Mark Services, Inc. to consider an application for a **Final Planned Development Overlay to allow a**

**commercial structure** for property generally described as being located at 4624 Creek Drive.

***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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

5. No. 16PL038 - Volt Subdivision  
A request by Travis Swift for Volt Properties to consider an application for a **Preliminary Subdivision Plan** for Lot 1 and Lot 2 of Volt Subdivision property generally described as being located 1714 Creek Drive.
6. No. 16PL041 - Dyess Avenue Industrial Park  
A request by Bill Freytag to consider an application for a **Preliminary Subdivision Plan** for Lot 1 of Block 1; Lots 1 thru 5 of Block 2 : Lots 1 thru 6 of Block 3 of Dyess Ave. Industrial Park property generally described as being located south of Country Road and west of Dyess Avenue.
7. No. 16RZ013 - Copper Ridge Subdivision  
A request by Bob Brandt to consider an application for a **Rezoning from General Agricultural District to Office Commercial District** for , legally described as property generally described as being located at 2000 Promise Road.
- \*8. No. 16UR011 - SZ Estates  
A request by Sperlich Consulting, Inc for Scott Zandstra to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 4310 Parkview Drive.

***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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

9. No. 16VR005 - Pinedale Heights Subdivision  
A request by Fisk Land Surveying and Consulting Engineers, Inc for Joel and Renee Landeen to consider an application for a **Vacation of Right-of-Way** for property generally described as being located at 5280 Pinedale Circle.

**---END OF CONSENT CALENDAR---**

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*10. No. 16PD022 - LaGrand Subdivision  
A request by FourFront Design, Inc for Jon Gillam to consider an application for a **Final Planned Development Overlay to allow truck sales and repair** for property generally described as being located southeast of the intersection of North Turbine Drive and Eglin Street.
- 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.*
- \*11. No. 16PD023 - Simmons  
A request by Schlimgen Design Consultants, Inc for Crescent Electric Supply Company to consider an application for a **Final Planned Development Overlay to expand an industrial structure** for property generally described as being located at 317 Maple Avenue.
- 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.*
- \*12. No. 16UR013 - Original Town of Rapid City  
A request by Sam Papendick for Hay Camp Brewing Co to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment to operate in conjunction with a microbrewery** for property generally described as being located at 601 Kansas City Street.
- 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.*
13. No. 16TI003 - Highway 16 Sewer  
A request by Kent Hagg for Alta Terra Development to consider an application for a **Amend Project Plan for Tax Increment District No. 70 - Highway 16 Sewer** for property generally described as being located Catron Boulevard from 5th Street to South U.S. Highway 16, then south along U.S. Highway 16 to Sammis Trail and east to the proposed Hyland Crossing Subdivision.
14. Discussion Items
15. Staff Items

16. Planning Commission Items

17. Committee Reports

- A. City Council Report (May 2, 2016)  
The City Council concurred with the recommendations of the Planning Commission.
- B. Building Board of Appeals
- C. Capital Improvements Subcommittee
- D. Tax Increment Financing Committee