

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
June 9, 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**  
City of Rapid City Zoning Board of Adjustment  
June 9, 2016 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

**Notice is hereby given that the Rapid City Zoning Board of Adjustment meeting scheduled for Thursday, June 9, 2016 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> Street, Rapid City, SD has been cancelled due to no items.**

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## **AGENDA #2**

City of Rapid City Planning Commission  
June 9, 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 26, 2016 Planning Commission Meeting Minutes.
2. No. 16RZ015 - Fountain Springs Square  
A request by Advanced Engineering for Mark Simpson to consider an application for a **Rezoning from General Agricultural District to Light Industrial District** for t property generally described as being located north of Fountain Plaza and South Plaza Drive intersection.
3. No. 16RZ016 - Fountain Springs Square  
A request by Advanced Engineering for Mark Simpson to consider an application for a **Rezoning from General Agricultural District to General Commercial District** for property generally described as being located at 1750 Fountain Springs Drive.
4. No. 16PL050 - Holiday Subdivision  
A request by FMG, Inc., for Holiday Companies to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located in the northwest corner of Elk Vale Road and East S. D. Highway 44.
5. No. 16VR006 - Johnson School Subdivision  
A request by FMG, Inc., for Holiday Companies to consider an application for a

**Vacation of Right-of-Way** for property generally described as being located in the northwest corner of the intersection of Elk Vale Road and SD Highway 44.

- \*6. No. 16UR014 - Westview Estates  
A request by Adam Wegner for Scull Construction to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 4120 Corral Place.

***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.***

- \*7. No. 16UR015 - Section 19, T1N, R8E  
A request by Alex Novak of Novation Group for SBA Communications to consider an application for a **Conditional Use Permit to allow a 100 foot monopole tower and associated Verizon Wireless outdoor equipment cabinets** for property generally described as being located south of East Catron Boulevard and west of Cambell 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.***

8. 16TP014 - 2016-2019 Transportation Improvement Program Amendment 16-003  
9. 16TP015 - 2017-2020 Transportation Improvement Program – Draft

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*10. No. 16PD025 - Buffalo Crossing Subdivision  
A request by KTM Design Solutions, Inc for Holiday Companies, Inc. to consider an application for a **Final Planned Development Overlay to allow construction of a convenience store with gas sales and a carwash** for property generally described as being located in the southeast corner of US Highway 16 and Catron Boulevard.

***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. 16PD026 - Broadmoor Subdivision Phase 1  
A request by Paul J and Patricia L. Barber to consider an application for a

**Planned Development Overlay to reduce the rear yard setback** for property generally described as being located at 3209 Broadmoor 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.***

\*12. No. 16PD027 - Blue Marlin Estates

A request by KTM Design Solutions Inc., for Richard M. Kincaid to consider an application for an **Initial Planned Development Overlay to allow an auto body and mechanic shop in the Light Industrial District** for property generally described as being located at 3775 Dyess 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.***

13. No. 16RZ014 - Blue Marlin Estates

A request by KTM Design Solutions Inc., for Richard M. Kincaid to consider an application for a **Rezoning from Low Density Residential District to Light Industrial District** for property generally described as being located at 3775 Dyess Avenue.

14. No. 16CA002 - Amendment to the Comprehensive Plan by adopting the Experience Rapid City Cultural Plan (Draft)

A request by City of Rapid City for Rapid City Arts Council to consider an application for an **Amendment to the Comprehensive Plan by adopting the Experience Rapid City Cultural Plan (Draft)**.

15. Discussion Items

16. Staff Items

17. Planning Commission Items

18. Committee Reports

- A. City Council Report (May 16, 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