

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
August 25, 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

August 25, 2016 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the May 26, 2016 Zoning Board of Adjustment Meeting Minutes.
2. No. 16VA004 - Canyon Lake Heights Subdivision Section 9
A request by Justin and Laura Klapperich to consider an application for a **Variance to allow a 6 foot high fence in lieu of 4 feet high fence** for property generally described as being located at 3100 Iris 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
August 25, 2016 - 7:00 A.M.
(or immediately following the Zoning Board of Adjustment)
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 August 4, 2016 Planning Commission Meeting Minutes.
2. No. 16RZ029 - Original Town of Rapid City
A request by Dirk Jablonski, ACES for Mike Kuhl, Pennington County to consider an application for a **Rezoning from High Density Residential District to Public District** for property generally described as being located at 308 Quincy Street.
3. No. 16VR009 - LaGrand Subdivision
A request by KTM Design Solutions for Duane C Pankratz to consider an application for a **Vacation of Section Line Right-of-Way** for property generally described as being located north of Eglin Street and west of North Elk Vale Road.
- *4. No. 16PD038 - Marlin Industrial Park
A request by Dana Foreman of KLJ for TPI Properties, LLC to consider an application for a **Final Planned Development Overlay to allow industrial offices and warehousing** for property generally described as being located southwest of the intersection of Marlin Drive and 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. 16PL077 - Elks Golf Course Subdivision

A request by Sperlich Consulting, Inc for ZO Incorporated and Rapid City BPOE to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located south of the Jolly Lane and Padre Drive Intersection.

*6. No. 16UR018 - Rapid City Greenway Tract

A request by Carly Kraemer for Hills Alive Festival to consider an application for a **Conditional Use Permit to allow a music festival** for property generally described as being located north of Omaha Street between Mount Rushmore and 5th 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.

7. 16TP017 – 2017-2020 Transportation Improvement Program

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*8. No. 16PD034 - Black Hills Center

A request by Renner Associates, LLC for OSH LLC to consider an application for a **Final Planned Development Overlay to allow multi-family housing** for property generally described as being located northeast of the intersection of East Stumer Road and Enchantment Road.

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. 16PD037 - Robbinsdale No. 7

A request by Renner Associates, LLC for Presbyterian Retirement Village of Rapid City to consider an application for a **Final Planned Development Overlay to construct additional parking** for property generally described as being located at 255 Texas.

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.

*10. No. 16PD040 - Big Sky Subdivision

A request by Scott and Brenda Showalter to consider an application for a **Final Planned Development to allow a daycare in the Low Density Residential District** for property generally described as being located at 4804 Elmer 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. 16OA003 - Ordinance to Adopt Regulations Governing Short Term Rentals By Adopting and Amending Provisions in Title 17 of the Rapid City Municipal Code

A request by City of Rapid City to consider an application for an **Ordinance to Adopt Regulations Governing Short Term Rentals By Adopting and Amending Provisions in Title 17 of the Rapid City Municipal Code.**

12. No. 16TI004 - Section 9, T1N, R8E

A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Resolution creating the Unnamed Tributary Channel Tax Increment District and a Resolution approving the Project Plan** for property generally described as being located east and west of Elk Vale Road between E. Highway 44 and the current terminus of East Fairmont Street.

13. Discussion Items

14. Staff Items

A. Planning Commission Training on Conflict of Interest, Ex Parte Communication and update in State Law

15. Planning Commission Items

16. Committee Reports

- A. City Council Report (August 1, 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