

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
October 6, 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  
October 6, 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, October 6, 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 as there are no items for review.**

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## **AGENDA # 2**

City of Rapid City Planning Commission  
October 6, 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 September 22, 2016 Planning Commission Meeting Minutes and approval of the corrected Minutes of the June 23, 2016 Planning Commission Meeting
- \*2. No. 16PD042 - GLM Subdivision #2  
A request by Britton Engineer and Land Surveying, Inc for ARS Properties, LLC to consider an application for a **Final Planned Development Overlay to allow an automotive parts distribution and sales** for L property generally described as being located northeast of the intersection of Cabela's Drive and 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.***

3. No. 16PL091 - Tyler Knue Subdivision  
A request by Bill Freytag for CITCRA LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 7 of Block 5 of Tyler Knue Subdivision, property generally described as being located at the current

northern terminus of Kyle Street.

4. No. 16PL092 - Auburn Hills Subdivision  
A request by Sperlich Consulting, Inc for DOECK, LLC to consider an application for a **Preliminary Subdivision** for proposed Lot 21 of Block 4 of Auburn Hills Subdivision, property generally described as being located at the current northern terminus of Chalkstone Drive.
5. No. 16RZ032 - Section 35, T1N, R7E  
A request by KTM Design Solutions Inc for Hagg Brothers, LLC to consider an application for a **Rezoning from General Commercial District to Office Commercial District** for t property generally described as being located north of Sammis Trail.
- \*6. No. 16UR019 - Section 11, T1N, R7E  
A request by Dana Forman for KLJ to consider an application for a **Major Amendment to the Conditional Use Permit to allow expansion of the existing television station** for property generally described as being located at 2001 Skyline 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

7. No. 16AN004 - Section 20, T1N, R7E  
A request by Wyss Associates, Inc. for Watershed Development, LLC to consider an application for a **Petition of Annexation** for property generally described as being located northwest of the intersection of Poppy Trail and Dunsmore Road.
8. No. 16RZ031 - Section 20, T1N, R7E  
A request by Wyss Associates, Inc. for Watershed Development, LLC to consider an application for a **Rezoning from No Use District to Low Density Residential District II** for property generally described as being located northwest of the intersection of Poppy Trail and Dunsmore Road.
- \*9. No. 16PD043 - Original Town of Rapid City  
A request by Andrew Scull for Sandra Berendes to consider an application for a **Final Planned Development Overlay to allow a single family residential development with exceptions** for property generally described as being located at 210 Columbus Street.

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***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. Discussion Items

11. Staff Items

- A. Training on Conflict of Interest, Ex parte Communication and updates in state law

12. Planning Commission Items

13. Committee Reports

- A. City Council Report (September 19, 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