

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2**

November 10, 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

November 10, 2016 - 7:00 A.M.

City Council Meeting Room

300 Sixth Street

Rapid City, SD 57701

1. No. 16VA005 - Boulevard Addition
A request by Mandi Schmierer for All Around Construction to consider an application for a **Variance to reduce side yard to garage, side yard to dwelling and side yard that abuts a street for dwelling and for stoop** for property generally described as being located at 1017 West Boulevard.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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AGENDA #2

City of Rapid City Planning Commission
November 10, 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 October 27, 2016 Planning Commission Meeting Minutes.
2. No. 16PL092 - Auburn Hills Subdivision
A request by Sperlich Consulting, Inc for DOECK, LLC to consider an application for a **Preliminary Subdivision Plan** 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.
3. No. 16PL096 - Moon Meadows
A request by KTM Design Solutions for Hagg Brothers LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 3 of Block 1 and Lots 1 thru 13 of Block 2 of Moon Meadows, property generally described as being located east of Mt. Rushmore Road and north of Sammis Trail.
- *4. No. 16PD046 - Orchard Meadows
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for an **Initial Planned Development Overlay to allow an apartment complex** for property generally described as being located south of SD Highway 44 East and east of Elk Vale 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.

- *5. No. 16PD047 - Section 28, T2N, R8E
A request by KTM Design Solutions, Inc for Rapid Center, LLC to consider an application for a **Initial Planned Development Overlay to allow General Commercial and Light Industrial Development** for property generally described as being located southeast of the intersection of East Mall Drive and 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.

6. No. 16PL101 - Gibson Subdivision
A request by Renner Associates LLC for Brant Grote to consider an application for a **Preliminary Subdivision Plan** for proposed Lot LG of Gibson Subdivision, property generally described as being located at 3964 Red Rock Canyon Road.

7. No. 16PL104 - Homestead Subdivision
A request by Sperlich Consulting, Inc for SODAK Development Company to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 8 thru 11 of Block 6, Lots 9 thru 14 of Block 9 and Lots 1 thru 6 of Block 10 of Homestead Subdivision, property generally described as being located north of the intersection of Haakon Street and Darian Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *8. No. 16PD044 - Section 7, T1N, R7E
A request by KTM Design Solutions for Hagg Brothers LLC to consider an application for an **Initial and Final Planned Development Overlay to allow an apartment complex** for property generally described as being located east of Mt. Rushmore Road and north of Sammis Trail.

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. 16PD045 - Holiday Subdivision
A request by FMG, Inc for Holiday Stationstores, Inc. to consider an application for a **Final Planned Development to allow a car wash in conjunction with a**

convenience store with gas sales for property generally described as being located northwest of E. SD Highway 44 and Elk Vale 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.

10. Discussion Items

11. Staff Items

A Drainage 101 – Dale Tech

B Box Elder Drainage Basin Open House update

12. Planning Commission Items

13. Committee Reports

A. City Council Report (October 17, 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