

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
January 5, 2017- 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
January 5, 2017 - 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, January 5, 2017 at 7:00 a.m. in the City Council Meeting Room at 300 6th 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
January 5, 2017 - 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 December 8, 2016 Planning Commission Meeting Minutes.
- *2. 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.

3. No. 16CA007 - Amendment to the Comprehensive Plan to adopt the Box Elder Drainage Basin Design Plan
A request by City of Rapid City - Public Works to consider an application for an **Amendment to the Comprehensive Plan to adopt the Box Elder Drainage Basin Design Plan** for property generally described as being located north of I-90 from LaCrosse Street west to Deadwood Avenue south of Box Elder Creek in Meade County, east to Elk Vale Road and north of Anamosa Street.

4. No. 16PL121 - Village on Monroe
A request by Neighbor Works Dakota Home Resources for Dakota Land Trust to consider an application for a **Preliminary Subdivision Plan** for Proposed Lots 1 thru 5 and common area of Village on Monroe, generally described as being located at 612 Dilger Avenue.

- *5. No. 16PD064 - DDE Subdivision
A request by Justin Casey to consider an application for a **Major Amendment to the Planned Development to allow a child care center** for property generally described as being located at 110 N. Cambell Street, Suite D & E.

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. 16PD065 - Menard Subdivision
A request by Creek Drive Land, LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for property generally described as being located east of the intersection of Century Road and North 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.

7. No. 16PL129 - John Roberts Subdivision
A request by Abeln and Associates Architects P.C. - Mark Abeln for Tyler Oliver of Coby 2016 LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 2A and 2B of John Roberts Subdivision, generally described as being located in the southwest corner of E. St. Patrick Street and Cherry Avenue.

8. No. 16PL130 - Patrick Foley Addition
A request by Davis Engineering for Duinick Brothers and Gilchrist Land Co to consider an application for a **Preliminary Subdivision Plan** for Lot A of Patrick Foley Addition, generally described as being located on the east side of Highway 79, 2.5 miles south of RC Landfill.

9. No. 16RZ034 - Cambell Square Addition
A request by Steve Wynia to consider an application for a **Rezoning from General Commercial District to Light Industrial District** for property generally described as being located at 1300 E. Centre Street.

10. No. 16RZ035 - AJ Meier Subdivision
A request by KTM Design Solutions for A and J Meier LLC to consider an application for a **Rezoning from General Agricultural District to Light**

Industrial District for property generally described as being located at the northwest terminus of Seger Drive between Dyess Avenue and Elk Vale Road.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *11. No. 16PD058 - Village on Monroe
A request by Neighbor Works Dakota Home Resources for Dakota Land Trust to consider an application for a **Final Planned Development Overlay to Create to a townhome development** for property generally described as being located at 612 Dilger 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. 16PD062 - Original Town of Rapid City
A request by Gene Fennell for Fennell Design Inc. to consider an application for a **Major Amendment to the Planned Development to allow a mixed-use development** for property generally described as being located at 201 Main 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. 16PD063 - Original Town of Rapid City
A request by TSP, Inc for 118 Main Street LLC to consider an application for a **Final Planned Development Overlay to allow residential uses in conjunction with business uses** for property generally described as being located at 118 Main 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.*
14. No. 16AN006 - Big Sky Subdivision
A request by City of Rapid City to consider an application for a **Resolution of Intent to Annex** for property generally described as being located east of Elk Vale Road, north of Twilight Drive, west of Reservoir Road, south of Homestead Street.
15. No. 16TI005 - Heartland Retail Center
A request by Doyle Estes and Kathy Johnson to consider an application for a

Resolution approving Revision #2 Project Plan Reallocating Project Costs for Tax Increment District No. 38 for property generally described as being located in the southeast quadrant of Elk Vale Road and Interstate 90.

16. No. 16TI006 - Section 28, T2N, R8E
A request by City of Rapid City to consider an application for a **Resolution approving Revision #1 Project Plan Reallocating Project Costs for Tax Increment District No. 64** for property generally described as being located northeast of the intersection of Interstate 90 and Dyess Avenue.
17. Discussion Items
18. Staff Items
19. Planning Commission Items
20. Committee Reports
 - A. City Council Report (December 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