

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
January 26, 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 26, 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 26, 2017 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.**

*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 #2**

City of Rapid City Planning Commission  
January 26, 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:**

1. Approval of the January 5, 2017 Planning Commission Meeting Minutes.
2. No. 16CA007 - Amendment to the Comprehensive Plan to adopt the Box Elder Drainage Basin Design Plan  
**Summary of Adoption Action** on 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.
- \*3. 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.***

- \*4. No. 17UR001 - Rapid City Greenway Tract  
A request by Stanley Design Group for Flutter Productions/ Black Hills Works to consider an application for a **Conditional Use Permit to allow structures in the Flood Hazard District in conjunction with a special event** for property generally described as being located at 1520 West Omaha 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.*

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*5. No. 16PD060 - South Robbinsdale Addition  
A request by Harmony Childcare and Preschool LLC to consider an application for a **Final Planned Development Overlay to expand a child care center** for property generally described as being located at 606 East Indiana 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.*

- \*6. No. 16PD061 - Robbinsdale Addition No. 7  
A request by Upper Deck Architects for Presbyterian Retirement Village of Rapid City to consider an application for a **Final Planned Development Overlay to expand assisted living facility** for property generally described as being located southeast of the intersection of Texas Street and 5th Street intersection.

*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. 16UR025 - Rapid City Greenway Tract  
A request by TKRS Properties, LLC to consider an application for a **Major Amendment to a Conditional Use Permit to revise the stipulation to allow fence slats** for property generally described as being located at 240 Omaha 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. No. 16PD066 - Boulevard Addition and Flormann Subdivision  
A request by Kennedy Design Group Inc for Wal-East Development Inc. to consider an application for a **Major Amendment to the Planned Development to expand an existing on-sale liquor establishment in conjunction with a casino** for property generally described as being located at 1320 Mount Rushmore 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. Discussion Items
10. Staff Items
11. Planning Commission Items
12. Committee Reports
- A. City Council Report (January 3, 2017)  
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