

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
February 23, 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
February 23, 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, February 23, 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
February 23, 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 February 9, 2017 Planning Commission Meeting Minutes.
2. No. 16CA006 - Amendment to the Comprehensive Plan by adopting the Experience Rapid City Cultural Plan - Final
A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan by adopting the Experience Rapid City Cultural Plan - Final**.
3. No. 17PL003 - Freeland Ranch
A request by KTM Design Solutions for Hagg Brothers, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Block 1, Lots 1 and Drainage Lot of Block 2 of Freeland Ranch, legally described as that portion of the SW1/4, less Freeland Subdivision, less Prairie Hills Subdivision and less 1 acre tract in the SE1/4 of the SW1/4 of Section 19, T2N, R8E; the unplatted portion of the NW1/4, less Lot H4 and less Lot H5 of Section 30, T2N, R8E, all located in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Seger Drive.
4. No. 17VR001 - Robbinsdale Addition No. 7
A request by Renner Associates, LLC for Presbyterian Retirement Village of Rapid City, Inc. to consider an application for a **Vacation of Right of Way** for

property generally described as being located at 225 Texas Street.

*5. No. 17PD002 - PLM Subdivision

A request by Fisk Land Surveying and Consulting Engineer, Inc for PLM Development LLC to consider an application for a **Revocation of a Planned Development** for property generally described as being located northeast of Stumer Road and Enchanted Pines 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.

*6. No. 17UR002 - Dunham Estates

A request by Joel Brink to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located west of the Twin Peak Lane and Severson 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. 17RZ001 - Elks Country Estates

A request by Sperlich Consulting, Inc for ZO Incorporated to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District II** for property described as being located northeast of Jolly Lane and Ping Drive intersection.

8. No. 17RZ002 - Elks Country Estates

A request by Sperlich Consulting, Inc for Benevolent and Protective Order of Elks to consider an application for a **Rezoning from Low Density Residential District II to General Agricultural District** for property generally described as being located northeast of Jolly Land and Ping Drive intersection.

9. No. 17RZ004 - Johnson Ranch Subdivision

A request by KTM Design Solutions Inc for BH Capital, LLC to consider an application for a **Rezoning from No Use District to Low Density Residential District I** for property generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

10. No. 17RZ005 - Johnson Ranch Subdivision

A request by KTM Design Solutions Inc for BH Capital, LLC to consider an application for a **Rezoning from No Use District to Medium Density Residential District I** for property generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

11. No. 17RZ006 - Johnson Ranch Subdivision

A request by KTM Design Solutions Inc for BH Capital, LLC to consider an application for a **Rezoning from No Use District to General Commercial District** for property generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

12. No. 17RZ007 - Johnson Ranch Subdivision

A request by KTM Design Solutions Inc for BH Capital, LLC to consider an application for a **Rezoning from No Use District to General Commercial District** for property generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

13. No. 17RZ008 - Johnson Ranch Subdivision

A request by KTM Design Solutions Inc for BH Capital, LLC to consider an application for a **Rezoning from General Agricultural District to Medium Density Residential District I** for property generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

14. No. 17RZ009 - Johnson Ranch Subdivision

A request by KTM Design Solutions Inc for BH Capital, LLC to consider an application for a **Rezoning from General Agricultural District to General Commercial District** for property generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

15. 17TP004 - Approve the Rapid City Year End 2016 Population Estimate

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*16. 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.

17. No. 17RZ003 - Rypkema Subdivision and Poplar Subdivision

A request by Fisk Land Surveying and Consulting Engineers, Inc for HER Enterprises LLC to consider an application for a **Rezoning from General Commercial District to Light Industrial District** for property generally described as being located at 1002 E. Omaha Street.

*18. No. 17PD003 - Lampert's Addition No. 2

A request by Fisk Land Surveying and Consulting Engineers, Inc for Landstrom's Gold Creations, LLC to consider an application for a **Final Planned Development Overlay to allow a mixed use development** for property generally described as being located at 405 Canal 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.

19. Discussion Items

20. Staff Items

21. Planning Commission Items

22. Committee Reports

- A. City Council Report (February 6, 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