

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
March 9, 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
March 9, 2017 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. No. 17VA001 - Rapid City High School Subdivision
A request by David Charles Christie to consider an application for a **Variance to Reduce Minimum Required Lot Size and Minimum Required Front Yard Setback** for property generally described as being located at 516 South Street.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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
March 9, 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 23, 2017 Planning Commission Meeting Minutes.
2. 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.
3. 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 a property generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.
4. 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.

5. 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 I** for a portion of the N1/2 of the NW1/4, and a portion of the N1/2 of the SE1/4 of the NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the Section Corner common to Sections 4, 5, 8, and 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; thence, S89°56'50"E, a distance of 1,176.59 feet; thence, S51°16'05"E, a distance of 545.28 feet, to the point of beginning; Thence first course: S51°16'05"E, a distance of 369.68 feet; Thence second course: S38°08'02"W, a distance of 478.29 feet; Thence third course: N51°16'39"W, a distance of 425.14 feet; Thence fourth course: N75°00'50"W, a distance of 132.95 feet; Thence fifth course: N89°45'49"W, a distance of 233.71 feet; Thence sixth course: N00°14'11"E, a distance of 51.45 feet; Thence seventh course: N89°45'49"W, a distance of 151.00 feet; Thence eighth course: N00°14'11"E, a distance of 32.04 feet; Thence ninth course: on a curve turning to the left with an arc length of 64.51 feet, with a radius of 273.01 feet, with a chord bearing of N07°18'59"W, with a chord length of 64.36 feet; Thence tenth course: on a curve turning to the left with an arc length of 103.64 feet, with a radius of 600.00 feet, with a chord bearing of S74°35'56"E, with a chord length of 103.54 feet; Thence eleventh course: on a curve turning to the left with an arc length of 651.65 feet, with a radius of 918.50 feet, with a chord bearing of N80°07'40"E, with a chord length of 638.07 feet; Thence twelfth course: N59°48'10"E, a distance of 151.83 feet, to the point of beginning, more generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

6. 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 a portion of the N1/2 of the NW1/4, and a portion of the N1/2 of the SE1/4 of the NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Section Corner common to Sections 4, 5, 8, and 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; thence, S00°14'11"W, a distance of 355.00'; thence, S89°56'50"E, a distance of 464.94 feet; thence, N54°39'22"E, a distance of 41.99 feet, to the point of beginning; Thence first course: N54°39'22"E, a distance of 101.60 feet; Thence second course: on a curve turning to the left with an arc length of 92.30 feet, with a radius of 260.00 feet, with a chord bearing of S37°35'40"E, with a chord length of 91.81 feet; Thence third course: on a curve turning to the right with an arc length of 191.88 feet, with a radius of 273.01 feet, with a chord bearing of S34°13'15"E, with a chord length of 187.96 feet; Thence fourth course: on a curve turning to the right with an arc length of 300.65 feet, with a radius of 600 feet, with a chord bearing of N55°17'43"E, with a chord length of 297.52 feet to the point of beginning, more generally described as being located southeast of E. St. Patrick Street and South Valley Drive intersection.

7. 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.

- *8. No. 17PD004 - Founders Park Subdivision
A request by Fisk Land Surveying and Consulting Engineers, Inc for Founders Park LLC to consider an application for a **Final Planned Development Overlay to construct an office building** for property generally described as being located east of Founders Park 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.

9. No. 17PL011 - Founders Park Subdivision
A request by Fisk Land Surveying and Consulting Engineers, Inc for Founders Park LLC to consider an application for a **Preliminary Subdivision Plan** for Lot 9 of Founders Park Subdivision, property generally described as being located east of Founders Park Drive.

- *10. No. 17UR003 - Section 32, T2N, R8E
A request by Ashlee Schlatter to consider an application for a **Conditional Use Permit to allow a dog kennel** for a property generally described as being located approximately 1,100 feet southeast of East Anamosa and N. Creek Drive 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.

- *11. No. 17UR004 - North Rapid Subdivision
A request by ACES for St. Therese The Little Flower Catholic Church to consider an application for a **Major Amendment to a Conditional Use Permit to allow a parking lot expansion** for property generally described as being located at 532 Adams 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.

12. No. 17VR002 - Section 30, T2N, R8E
A request by Ferber Engineering Company, Inc for City of Rapid City to consider an application for a **Vacation of Right of Way** for property generally described as being located north of E. Mall Drive, east of North Lacrosse Street, south of Seger Drive.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

13. 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.

- *14. No. 17PD005 - Buffalo Crossing Subdivision
A request by Renner Associates, LLC to consider an application for a **Final Planned Development Overlay to allow a medical campus** for property generally described as being located at 1635 Caregiver Circle.

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.

- *15. No. 17PD007 - Johnson Ranch Subdivision
A request by KTM Design Solutions, Inc for BH Capital LLC to consider an application for an **Initial Planned Development Overlay to allow a residential development** for property generally described as being located southwest corner of E. St. Patrick Street and E. Highway 44 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.

16. No. 17PL013 - Johnson Ranch Subdivision
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Preliminary Subdivision Plan** for Lots 1 thru 14 of Block 1, Lots 1 thru 14 of Block 2 of Johnson Ranch Subdivision, property generally described as being located southeast of the E. St. Patrick and South Valley Drive intersection.

17. Discussion Items

18. Staff Items

19. Planning Commission Items

20. Committee Reports

- A. City Council Report (February 21, 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