

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
March 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
March 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, March 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
March 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 March 9, 2017 Planning Commission Meeting Minutes.
2. No. 16CA006 – Summary of Adoption Action for an Amendment to the Comprehensive Plan by adopting the Experience Rapid City Cultural Plan - Final Summary of Adoption Action on 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. 17PD008 - Stoney Creek South Subdivision
A request by Sperlich Consulting, Inc. to consider an application for a **Major Amendment to a Planned Development to expand a commercial development** for property generally described as being located at 5509 Bendt 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.

4. No. 17PL014 - Rushmore Center
A request by Renner Associates, LLC for HDRK Properties LLC to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located lying east of Luna Avenue north of E. Anamosa Street.
5. No. 17PL015 - LJS Subdivision
A request by Britton Engineering and Land Surveying, Inc for Jim Meier of Maple Avenue Development LLC to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located southeast of the North Maple Avenue and Mall Drive intersection.
6. No. 17PL017 - RFD Subdivision
A request by FMG, Inc for Rockerville Volunteer Fire Department to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located along U.S. Highway 16.
- *7. No. 17PD009 - Fountain Springs Business Park and Fountain Springs Golf Course and Gardens
A request by AE2S for Black Hills Federal Credit Union to consider an application for a **Major Amendment to the Planned Development to expand parking** for property generally described as being located at 2700 N. Plaza Drive.

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8. No. 17RZ011 - Fountain Springs Business Park and Fountain Springs Golf Course and Gardens
A request by AE2S for Black Hills Federal Credit Union to consider an application for a **Rezoning from General Agricultural District to Light Industrial District** for property generally described as being located at 2700 N. Plaza Drive.
9. No. 17PL018 - Fountain Springs Business Park and Fountain Springs Golf Course and Gardens
A request by AE2S for Black Hills Federal Credit Union to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located at 2700 N. Plaza Drive.
- *10. No. 17UR005 - Section 21, T1N, R7E
A request by BC Renovations for Ray and Shirley DeGeest to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 4760 Vista Hills Drive.

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Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

11. No. 17VR003 - Section 20 and 29, T1N, R7E
A request by KTM Design Solutions, Inc for DKEA, LLC to consider an application for a **Vacation of a Section Line Highway** for property generally described as being located west of the current terminus of Poppy Trail.
12. No. 17TI001 - Rainbow Ridge Subdivision
A request by Doyle Estes and Kathy Johnson for DTH, LLC to consider an application for a **Resolution approving Revision #2 Project Plan Reallocating Project Costs for Tax Increment District No. 54** for property generally described as being located north of Mall Drive and west of Haines Avenue.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *13. 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.

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- *14. No. 17PD006 - Regional Hospital Addition
A request by Crunk Engineering LLC for Rapid City Regional Hospital to consider an application for a **Major Amendment to a Planned Development Overlay to Expand hospital services and parking** for property generally described as being located at 353 Fairmont Boulevard.

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. 17RZ010 - Schlottman Addition
A request by Fisk Land Surveying and Consulting Engineers, Inc for Waste Connections, Inc. to consider an application for a **Rezoning from General Commercial District to Light Industrial District** for property generally described as being located at 2510 E. St. Patrick Street.

- *16. No. 17PD010 - Highland Park Subdivision
A request by Rosenbaum Signs for Springfield Sign to consider an application

for a **Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District** for property generally described as being located at 2501 Mt. Rushmore Road.

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*17. No. 17UR006 - Northern Heights Subdivision

A request by Sperlich Consulting, Inc for John Parker to consider an application for a **Conditional Use Permit to allow a car wash and an electronic reader board in the General Commercial District** for property generally described as being located west of the intersection of Haines Avenue and Curtis.

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.

18. No. 17CA001 - Amendment to Rapid City Comprehensive Plan adopting the Robbinsdale Park Master Plan

A request by City of Rapid City Parks Department to consider an application for an **Amendment to Rapid City Comprehensive Plan adopting the Robbinsdale Park Master Plan** for property generally described as being located at 626 E. Fairmont Boulevard.

19. Discussion Items

20. Staff Items

A. Staff Update

21. Planning Commission Items

22. Committee Reports

A. City Council Report (March 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