

**Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
April 20, 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  
April 20, 2017 - 7:00 A.M.

1. Approval of March 9, 2017 Zoning Board of Adjustment Meeting Minutes
2. No. 17VA002 - Robbinsdale Addition No. 9  
A request by Durrell Davidson to consider an application for a **Variance to allow a 6 foot fence in the second front yard** for property generally described as being located at 1000 Fir Drive.
3. No. 17VA003 - Skyline Pines Subdivision  
A request by Sperlich Consulting, Inc for Kent and Cynthia Guthrie to consider an application for a **Variance to reduce minimum required lot size** for property generally described as being located southeast of the intersection of Skyline Drive and Pevans Parkway.
4. Discussion Items
5. Staff Items
6. Zoning Board of Adjustment Items

**DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS**

Effective May 1, 2017, digital media submissions must be provided at least 24 hours in advance of the meeting where the material will be presented. Digital media items can be submitted to the appropriate department division at least 24 hours in advance of the meeting. For Monday's Council meetings, the item should be provided no later than Friday at 5 p.m. The City reserves the right to reject any items for presentation due to digital compatibility issues or content appropriateness.

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## **AGENDA #2**

City of Rapid City Planning Commission  
April 20, 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 April 6, 2017 Planning Commission Meeting Minutes.
2. No. 17CA001 – Summary of Adoption Action for an Amendment to Rapid City Comprehensive Plan adopting the Robbinsdale Park Master Plan  
**Summary of Adoption Action** on 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** property generally described as being located at 626 E. Fairmont Boulevard.
3. No. 17RZ012 - Section 28, T2N, R8E  
A request by KTM Design Solutions, Inc for A and J Meier LLC to consider an application for a **Rezoning from Light Industrial District to General Agricultural District** for property generally described as being located at the western terminus of Seger Drive.
4. No. 17PL026 - North 80 Subdivision  
A request by Fisk Land Surveying and Consulting Engineers, Inc for Rick Bentley of Ferdinand Dirt LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot E of Lot 5 of North 80 Subdivision, property generally described as being located south of the western terminus of Bentley Lane.

5. No. 17PL028 - Red Rock Village Subdivision  
A request by KTM Design Solutions, Inc for DKEA, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 13 thru 14 of Block 2 and Lots 9 thru 22 of Block 3 of Red Rock Village Subdivision, property generally described as being located along Lahinch Street.
6. No. 17RZ013 - Big Sky Business Park  
A request by Mandi Schmierer for Penny Lind to consider an application for a **Rezoning from Office Commercial District to General Commercial District** for property generally described as being located southwest of the intersection of Neal Street and Bernice Street.
7. No. 17RZ014 - Red Rock Estates  
A request by KTM Design Solutions, Inc for DKEA, LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District I** for property generally described as being located north of the intersection of Bethpage Drive and Prestwick Road.
8. 17TP005 - Acknowledge the 2014-2016 Socio-Economic Report

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

9. No. 16PD046 - Orchard Meadows  
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **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.
10. No. 17PD014 - Schlottman Addition  
A request by Fisk Land Surveying and Consulting Engineerings, Inc for Waste Connections, Inc. to consider an application for a **Initial Planned Development Overlay to allow storage in the Light Industrial District** for property generally described as being located 2510 E. Saint Patrick Street.
11. 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.
12. No. 17PL027 - Skyline Pines Subdivision  
A request by Sperlich Consulting, Inc for Kent and Cynthia Guthrie to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1A and 1B of Block 2 of Skyline Pines Subdivision, property generally described as being located southeast of the intersection of Skyline Drive and Pevans Parkway.
13. Discussion Items

14. Staff Items
  - A. Due Process – Presented by Carla Cushman
  
15. Planning Commission Items

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