

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
May 4, 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
May 4, 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, May 4, 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.

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
May 4, 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 20, 2017 Planning Commission Meeting Minutes.
2. 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.
3. 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.
4. No. 17PL033 - Skyline Ranch Subdivision
A request by Shanon Vasknetz for Troy Trombetta to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 and Lot 2 of Skyline Ranch Subdivision, property generally described as being located west of the intersection of Tower Road and Skyline Drive.
5. No. 17PL037 - Stoney Creek South No.2 Subdivision

A request by KTM Design Solutions, Inc for Yanni Georgas to consider an application for a **Preliminary Subdivision Plan** for proposed Lot A, B, C and D of Stoney Creek South No. 2 Subdivision, property generally described as being located southeast of the intersection of Overview Lane and Nugget Gulch Drive.

6. No. 17RZ015 - Stoney Creek South No. 2 Subdivision
A request by KTM Design Solutions, Inc for Yanni Georgas to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District II** for property generally described as being located southeast of the intersection of Overview Lane and Nugget Gulch Road.
7. No. 17AN004 - Tyler Knue Subdivision
A request by KTM Design Solutions, Inc for Citcra LLC to consider an application for a **Petition of Annexation** for property generally described as being located north of the current terminus of Kyle Street.
8. No. 17RZ016 - Tyler Knue Subdivision
A request by KTM Design Solutions, Inc for Citcra LLC to consider an application for a **Rezoning from No Use District to Low Density Residential District II** for property generally described as being located north of the current terminus of Kyle Street.
9. No. 17PL039 - Red Rock Estates
A request by KTM Design Solution, Inc for DKEA, Inc. to consider an application for a **Preliminary Subdivision** for proposed Lots 5 thru 15 of Block 9 and Lots 1 and 2 of Block 17 of Red Rock Estates, property generally described as being located west of the northern most section of Prestwick Road.
10. No. 17AN003 - Red Rock Estates
A request by KTM Design Solutions, Inc for Selador Ranches, Inc. to consider an application for a **Petition of Annexation** for property generally described as being located west of the northern most section of Prestwick Road.
11. No. 17RZ017 - Red Rock Estates
A request by KTM Design Solutions, Inc for Selador Ranches, Inc. to consider an application for a **Rezoning from No Use District to Low Density Residential District** for property generally described as being located west of the northern most section of Prestwick Road.
12. No. 17PL038 - North Twenty Subdivision
A request by KTM Design Solutions, Inc for Eastern Slope Land Corp. to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 17 of Block 1; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4 thru 12 of Block 2; Lots 1 thru 14 of Block 3, Lots 1 thru 13 and Tract A of Block 4 and Lot 1 of Block 5, property generally described as being located at the current terminus of Chalkstone, Brooke Street and Country Road.
13. No. 17PL040 - South Terrace Subdivision
A request by KTM Design Solutions, Inc for Catron Blvd Investors, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A

thru D, Lots 1 thru 20 of Block 2, Lots 1 thru 15 of Block 3, Lots 1 thru 20 of Block 4, Lots 1 thru 20 of Block 5, Lots 1 thru 37 of Block 6 , Lots 1 thru 9 of Block 7, Lots 1 thru 5 of Block 8 and Lots 1 and 2 of Block 9 of South Terrace Subdivision, property generally described as being located southeast of Catron Boulevard east of Mount Rushmore Road.

*14. No. 17UR007 - Rapid City Greenway Tract

A request by City of Rapid City to consider an application for a **Major Amendment to a Conditional Use Permit to expand a Fire Station** for property generally described as being located at 2902 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.

*15. No. 17UR008 - Rapid City Greenway Tract

A request by Sarah Keppen for Black Hills Pride Festival to consider an application for a **Conditional Use Permit to allow structures in the Flood Hazard District in conjunction with a festival** for property generally described as being located at 301 N. 5th 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.

*16. No. 17UR009 - South Boulevard Addition

A request by Jessica Castleberry to consider an application for a **Conditional Use Permit to allow a childcare center** for property generally described as being located at 2220 5th 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.

17. 17PR001 - Croyle Court Road District

A request by Donald Leonard to consider an application for a **Petition for the Organization and Incorporation Croyle Court Road District**

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*18. No. 17PD015 - Stoney Creek South No.2 Subdivision

A request by KTM Design Solutions, Inc for Yanni Georgas to consider an

application for an **Initial Planned Development Overlay to allow a townhome development** for property described as being located southeast of the intersection of Overview Lane and Nugget Gulch 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.

19. No. 17OA001 - Ordinance Amendment to Amend Provisions Concerning Zoning Applications by the City Amending Section 17.54.040 of the Rapid City Municipal Code

A request by City of Rapid City to consider an application for an **Ordinance Amendment to Amend Provisions Concerning Zoning Applications by the City Amending Section 17.54.040 of the Rapid City Municipal Code.**

20. No. 17TI002 - Village on Monroe

A request by NeighborWorks Dakota Home Resources to consider an application for a **Resolution Creating the Village on Monroe Tax Increment District and a Resolution approving the Project Plan** for property generally described as being located at 612 Dilger Avenue.

21. Discussion Items

22. Staff Items

A. Fair and Impartial Hearing – Carla Cushman

B. Staff update on status of downtown zoning regulation and revisions – Sarah Hanzel

23. Planning Commission 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.