

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
June 8, 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
June 8, 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, June 8, 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
June 8, 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 May 25, 2017 Planning Commission Meeting Minutes.
2. No. 11TI001 - South Robbinsdale Tax Increment
A request by City of Rapid City to consider an application for a **Resolution Dissolving Tax Increment District No. 71** for property generally described as being located east of U.S. Highway 16, west of S.D. Highway 79 and north and south of Catron Boulevard.
3. 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.
4. No. 17RZ021 - Tower Ridge Subdivision
A request by Chris Olney of ARC International to consider an application for a **Rezoning from General Agricultural District to Office Commercial District** for property generally described as being located southeast corner of the

intersection of Mt. Rushmore Road and Enchantment Road.

*5. No. 17PD020 - Terracita Highlights Subdivision

A request by Scull Construction Services, Inc for Cory and Jolene Graper to consider an application for a **Major Amendment to a Planned Development Overlay to allow an oversized garage** for property generally described as being located at 1364 Alta Vista 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.

6. No. 17PL050 - Auburn Hills Subdivision

A request by Sperlich Consulting, Inc for DOECK LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 8 and 9 f Block 5, Lots 6 thru 8 of Block 7, Lots 2 thru 6 of Block 12 and Lots 1 thru 4 of Block 13 of Auburn Hills Subdivision, property generally described as being located at the western terminus of Coal Bank Drive and south of Misty Woods Lane.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*7. No. 17PD018 - Chapel Valley Subdivision

A request by Jeff and Kate Collins to consider an application for a **Major Amendment to a Planned Development to reduce setbacks for a retaining wall** for property generally described as being located at 3505 Powderhorn 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.

*8. No. 17PD019 - Buffalo Crossing Subdivision

A request by Renner Associates, LLC to consider an application for a **Major Amendment to a Planned Development Overlay to reduce parking** 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.

*9. No. 17PD021 - Rushmore Center

A request by KTM Design Solutions, Inc for H and H Development Inc. to

consider an application for a **Initial and Final Planned Development Overlay to allow a hotel in the General Commercial District** for property generally described as being located northeast of the intersection of Luna Avenue and E. Anamosa and Eglin.

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.

*10. No. 17PD022 - Elks Crossing

A request by KTM Design Solutions, Inc for First Wesleyan Church to consider an application for a **Major Amendment to a Planned Development to allow a digital reader board sign** for property generally described as being located west of the northern terminus of Marlin 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.

*11. No. 17PD023 - Rushmore Crossing

A request by Dave Woodke for Midland Atlantic Properties to consider an application for a **Major Amendment to a Planned Development to allow a nail salon and to allow off-site employee parking** for property generally described as being located at 1734 Eglin Street, Suite 300.

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. Discussion Items

13. Staff Items

14. 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.