

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
June 22, 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 22, 2017 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of May 25, 2017 Zoning Board of Adjustment Meeting Minutes
2. No. 17VA007 - Red Rock Estates
A request by Fisk Land Surveying and Consulting Engineers, Inc for Mark and Kelli Jobman to consider an application for a **Variance to reduce the side building setback from 8' to 5'2"** for proposed garage for property generally described as being located 6517 Bandon Lane.
- . Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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AGENDA #2

City of Rapid City Planning Commission
June 22, 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 June 8, 2017 Planning Commission Meeting Minutes.
2. No. 12TI003 - Original Town of Rapid City
A request by City of Rapid City to consider an application for a **Resolution Dissolving Tax Increment District #73** for property generally described as being located south of Saint Joseph Street, west of 5th Street, east of 6th Street and north of Quincy Street.
- *3. No. 17PD024 - North 80 Subdivision
A request by Slate Ridge Builders for Ferdinand Dirt, LLC to consider an application for a **Final Planned Development Overlay to allow a pet store** for property generally described as being located south of the terminus of Bentley Lane.

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. 17PD028 - Marlin Industrial Park
A request by KTM Design Solutions, Inc for Pro-Mark Services, Inc. to consider

an application for a **Final Planned Development Overlay to allow a commercial structure** for property generally described as being located northeast quadrant of the Creek Drive and Marlin 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.

5. No. 17PL053 - Market Square Subdivision
A request by Sperlich Consulting, Inc for Market Square, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 3 of Market Square Subdivision, property generally described as being located southwest of the intersection of E. St. Charles Street and Creek Drive.
6. No. 17PL054 - Prairiefire Subdivision
A request by Mandi Schmierer for Stuart Martin to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 11 thru 19 of Block 4: Lots 2 thru 19 of Block 5: Lots 2 thru 9 of Block 6: Lots 5 thru 9 of Block 7 of Prairiefire Subdivision, property generally described as being located south of Winton Street and west of Anderson Road.
7. 17TP010 - Rapid City Area Transportation Improvement Program - Draft Report

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *8. No. 17PD025 - Canyon Lake Heights Section 16
A request by Russ Johnson Construction for Daniel and Julie Martin to consider an application for a **Final Plan Development Overlay to allow an oversized garage** for property generally described as being located 4823 Cliff 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. 17PD027 - Good Samaritan Subdivision
A request by FMG, Inc. to consider an application for a **Final Planned Development Overlay to allow an apartment development** for property generally described as being located 201 E. Minnesota 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.

10. Discussion Items
11. Staff Items
12. Planning Commission Items
13. Committee Reports
 - A. City Council Report (June 5, 2017)
The City Council concurred with the recommendations of the Planning Commission with the exception of the following items:

Ordinance 6175 (No. 17RZ015) An Ordinance Amending Section 17.06 of Chapter 17 of the Rapid City Municipal Code, a request by KTM Design Solutions, Inc for Yanni Georgas 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 Drive. (This item was continued from the May 15, 2017 City Council meeting.) Motion was made by Doyle, second by Estes and carried to approve the rezone only without the planned development overlay. Ordinance 6175 was placed on its first reading and the title was fully and distinctly read.

Mayor read in item (No. 17PD015) Appeal of Planning Commission's decision on a request by KTM Design Solutions, Inc. for Yanni Georgas for an Initial Planned Development Overlay to allow a townhome development for property generally described as being located southeast of the intersection of Overview Lane and Nugget Gulch Drive. Motion was made by Modrick, second by Doyle to deny the planned development overlay. Motion carried 8-1 with Roberts voting no.

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.