

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
July 6, 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
July 6, 2017 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of June 22, 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** property generally described as being located at 6517 Bandon Lane.
3. No. 17VA008 - Robbinsdale Addition No. 7
A request by Natalie Knudtson to consider an application for a **Variance to reduce the minimum required side yard setback** for property generally described as being located at 3407 E. Anaconda Road.
4. Discussion Items
5. Staff Items
6. Zoning Board of Adjustment Items

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AGENDA #2

City of Rapid City Planning Commission
July 6, 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 22, 2017 Planning Commission Meeting Minutes.
2. 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.
- *3. No. 17PD030 - Prairie Meadows Subdivision
A request by Sperlich Consulting, Inc for Freeland Meadows, LLC to consider an application for a **Final Planned Development Overlay to allow a residential development** for property generally described as being located northeast of the intersection of East Country Road and West Nike Road.

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. 17PL061 - Rushmore Regional Industrial Park
A request by Fisk Land Surveying and Consulting Engineers, Inc for Spell Revocable Trust to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 4A And 4B of Block 4 of Rushmore Regional Industrial Park, property generally described as being located at 3600 Jet Drive.
5. No. 17PL065 - Pine View Terrace
A request by Fisk Land Surveying and Consulting Engineers, Inc for Andrew J. Severson to consider an application for a **Preliminary Subdivision Plan** for Lots 1, 2 and 3 of Pine View Terrace, property generally described as being located Park Drive.
- *6. No. 17PD032 - Eastbrooke Subdivision
A request by KTM Design Solutions, Inc for Mollers Limited Partnership to consider an application for a **Revocation of a Planned Development** for property generally described as being located northwest of the intersection of E. Omaha Street and Lacrosse 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.

7. No. 17RZ022 - Eastbrooke Subdivision
A request by KTM Design Solutions, Inc for Mollers Limited Partnership to consider an application for a **Rezoning from General Commercial District to Office Commercial District** for property generally described as being located northwest of the intersection of E. Omaha Street and Lacrosse Street.
- *8. No. 17UR012 - Rapid City Greenway Tract
A request by Shawn Powers for Children's Miracle Network to consider an application for a **Conditional Use Permit to allow structures in Flood Hazard District** for property generally described as being located at 301 North 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.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *9. No. 17PD029 - Gateway Business Park Subdivision
A request by Kerry Fernholz to consider an application for a **Major Amendment to a Planned Development to expand an on-sale liquor establishment to**

include an outdoor patio for property generally described as being located at 3313 E. Mall 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.

10. Discussion Items
11. Staff Items
12. 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.