

**Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
August 10, 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
August 10, 2017 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of July 27, 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 at 6517 Bandon Lane.
3. Discussion Items
4. Staff Items
5. 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
August 10, 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 July 27, 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. 17PL072 - Eastern Acres Subdivision
A request by D.C. Scott Surveyors, Inc for Patrick and Amie Rose to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 23A, Lot 23B and Lot 23C of Block 7 of Eastern Acres Subdivision, property generally described as being located at the east end of Shaw Court.
4. No. 17PL075 - Old Folsom Subdivision
A request by Fisk Land Surveying and Consulting Engineers, Inc for Markus and Ann Haubrich to consider an application for a **Preliminary Subdivision Plan** for Lots 1 and 2 of Old Folsom Subdivision, property generally described as being located at 7756 Old Folsom Road.

5. No. 17PL080 - Menard Subdivision
A request by Richard Sommer for Discount Tire for Todd Mosher of R.A. Smith National, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lot B-1 of Menards Subdivision, property generally described as being located across from Menards on N. Creek Drive.
6. No. 17RZ023 - Fountain Springs Business Park
A request by Sperlich Consulting, Inc for J and D Capital LLC to consider an application for a **Rezoning from General Agricultural District to Light Industrial District** for property generally described as being located southeast of the intersection of N. Plaza Drive and Fountain Plaza Drive.
- *7. No. 17UR015 - Section 28, T2N, R8E
A request by Epic Outdoor Advertising, Inc. to consider an application for a **Conditional Use Permit to allow an off-premise sign** for property generally described as being located southeast of the terminus of Dyess avenue, north of US I-90.

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. 17TI003 - Section 5, T1N, R8E
A request by Creek Drive Apartments, LLC to consider an application for a **Resolution Creating the East St. Charles Housing Tax Increment District and Resolution approving the Project Plan** for property generally described as being located northwest corner of the interaction of Creek Drive and E. St. Patrick Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

9. No. 17AN005 - Oldfield Subdivision
A request by James C and Wilma J Theis to consider an application for a **Petition for De-Annexation** for property generally described as being located at 2347 Mount Carmel Street.
- *10. No. 17PD038 - Lampert's Addition No. 2
A request by Fisk Land Surveying and Consulting Engineers, Inc for Landstrom's Gold Creations LLC to consider an application for a **Major Amendment to a Planned Development to expand a mixed-use development to allow additional commercial uses including a microbrewery with on-sale** for property generally described as being located at 405 Canal 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.

*11. No. 17PD039 - Blakes Addition

A request by Tel Saucerman for Victory Chapel - Church of God of Prophecy to consider an application for a **Final Planned Development Overlay to allow gravel parking for a temporary church** for property generally described as being located at 620 East Boulevard North.

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. No. 17PD040 - Rushmore Center

A request by FMG, Inc for Peco Kid LLC to consider an application for a **Final Planned Development Overlay to construct a hotel in the General Commercial District** for property generally described as being located east of Luna Avenue, south of Rushmore Crossing.

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.

13. No. 17RZ024 - Potts Subdivision

A request by KTM Design Solutions for Dakota Hills Trailer Sales, LLC to consider an application for a **Rezoning from Park Forest to Low Density Residential** for property generally described as being located at 6061 Covenant Drive.

14. Discussion Items

15. Staff Items

16. Planning Commission Items

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