

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
August 24, 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 24, 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, August 24, 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.

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AGENDA #2

City of Rapid City Planning Commission
August 24, 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 August 10, 2017 Planning Commission Meeting Minutes.
2. 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.
3. No. 17PL082 - Little A & M Subdivision
A request by D.C. Scott Surveyors, Inc for James Muellenberg to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 and Lot 2 of Little A & M Subdivision, property generally described as being located at 1080 Kennel Drive.
4. No. 17PL087 - Red Rock Estates
A request by KTM Design Solutions, Inc for Red Rock Development Company, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 14R of Block 22 of Red Rock Estates, property generally described as being located lying west of Bandon Lane.
- *5. No. 17UR016 - Menard Subdivision
A request by Sperlich Consulting, Inc for Vista Ridge Properties, LLC to consider an application for a **Conditional Use Permit to allow a child care center** for property generally described as being located southwest of the intersection of E.

Anamosa Street and N. Creek 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.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

6. 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 intersection of Creek Drive and E. St. Patrick Street.

- *7. No. 17PD041 - Tower Ridge Subdivision
A request by Chris Olney of Arc International for Joe Kieffer to consider an application for an **Initial and Final Planned Development Overlay to allow an athletic training and performance center** for property generally described as being located east of Mt. Rushmore Road between Enchantment Road and Plains Vista Court.

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. 17PD042 - Marlin Industrial Park
A request by Jay Waldner for WV, LLC to consider an application for a **Major Amendment to a Planned Development to allow a micro-brewery** for property generally described as being located at 4624 Creek Drive Suite No. 6.

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. 17RZ025 - Section 12, T1N, R7E
A request by KTM Design Solutions, Inc for Maguire Services, LLC to consider an application for a **Rezoning from Park Forest District to Low Density Residential District** for property generally described as being located southeast of the intersection of Oak Avenue and Indiana Street.

- *10. No. 17UR017 - Deadwood Avenue Business Park
A request by Renner Associates, LLC for David Eliason to consider an application for a **Conditional use Permit to allow a sexually oriented**

business in the General Commercial District for property generally described as being located at 1141 Deadwood Avenue, Suite 7.

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. Discussion Items
12. Staff Items
13. 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.