

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
September 7, 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
September 7, 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, September 7, 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
September 7, 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 24, 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. 17PL090 - Orchard Meadows
A request by KTM Design Solutions, Inc for Yasmeen Dreem, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 2 thru 27 of Block 5, Lots 1R, 2-8 of Block 6 of Orchard Meadows, property generally described as being located south of S. D. Hwy 44 and east of Elk Vale Road.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *4. No. 17PD031 - Johnson Ranch Subdivision
A request by KTM Design Solutions, Inc for Rural American Initiatives to consider an application for an **Initial and Final Planned Development Overlay to allow a pre-school** for property generally described as being located south of South Valley Drive and E. St. Patrick Street 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. 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.

- *6. No. 17UR018 - Harter Subdivision
A request by Justin Christman for The Man Salon to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a salon** for property generally described as being located at 2335 West Main Street, Suite 220.

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. 17UR019 - RCLD Addition
A request by Shane Boyum for Dakota Slice, LLC to consider an application for a **Major Amendment to a Conditional Use Permit to allow on-sale liquor in conjunction with a restaurant** for property generally described as being located at 515 Mountain View 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.

8. No. 17VR006 - Pine Hills Subdivision
A request by Fisk Land Surveying & Consulting Engineers, Inc. for Northwestern Engineering to consider an application for a **Vacation of Right of Way** for adjoining portions of Lot 80 and 81 of Pine Hills Subdivision, located in the NW1/4 of Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1130 Pine Hills Drive.

9. Discussion Items
10. Staff Items
11. 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.