

**Zoning Board of Adjustment - Agenda #1 and  
City of Rapid City Planning Commission – Agenda #2  
September 21, 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 21, 2017 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of August 10, 2017 Zoning Board of Adjustment Meeting Minutes
2. No. 17VA009 - Dakota Subdivision #1  
A request by Lorene Triebwasser to consider an application for a **Variance to reduce front yard setback for an accessory structure from 35 feet to 5 feet and the side yard setback from 8 feet to 3 feet** for property generally described as being located at 524 Mall Drive
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

## AGENDA #2

City of Rapid City Planning Commission  
September 21, 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 September 7, 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, more generally described as being located southeast of Catron Boulevard east of Mount Rushmore Road.
- \*3. No. 17PD044 - Buffalo Crossing Subdivision  
A request by KTM Design Solution, Inc. for Buffalo East 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 Addison Way and Healing Way.  
  
*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. 17RZ026 - Flormann  
A request by Scott Hadcock for Deb N Hads Investments, LLC to consider an application for a **Rezoning from Park Forest to Medium Density Residential District** for property generally described as being located at 1212 Silverleaf Avenue.

5. No. 17RZ027 - Flormann  
A request by Scott Hadcock for Deb N Hads Investments, LLC to consider an application for a **Rezoning from Low Density Residential to Medium Density Residential District** for property generally described as being located at 1220 Silverleaf Avenue.
6. No. 17RZ028 - Section 2, T2N, R8E  
A request by DTH, LLC to consider an application for a **Rezoning from Agricultural District to Light Industrial District** for property generally described as being located east of Dyess Avenue.
- \*7. No. 17UR020 - Marlin Drive Commercial Park  
A request by Morton Buildings, Inc. to consider an application for a **Conditional Use Permit to allow a mini-storage facility** for property generally described as being located at 2204 Marlin 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---

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 in the northwest corner of the intersection of Creek Drive and E. St. Patrick Street.
- \*9. No. 17PD035 - Moon Meadows #2 Subdivision  
A request by KTM Design Solutions, Inc for KBR, LLC to consider an application for an **Initial and Final Planned Development Overlay to construct a hotel** for property generally described as being located in the northeast corner of the intersection of Mount Rushmore Road and Moon Meadows 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. No. 17PD043 - Skyview North Subdivision  
A request by Kennedy Design Group Inc for Dave Kulish to consider an application for a **Major Amendment to a Planned Development to allow a an oversize garage in the Low Density Residential District** for property generally

described as being located at 2049 Harney 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.***

11. No. 17VR007 - Radio Towers Subdivision  
A request by Shanon Vasknetz of Baseline Surveying for Rockne Rapp Trust to consider an application for a **Vacation of Right-of-Way** for property generally described as being located in the southeast corner of the intersection of E. Franklin Street and Cherry Avenue.
12. Discussion Items
13. Staff Items
14. 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.