

**Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
October 5, 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  
October 5, 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, October 5, 2017 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> 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  
October 5, 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 21, 2017 Planning Commission Meeting Minutes.
2. No. 17PL088 - Schamber Addition No. 3  
A request by Renner Associates, LLC for Triple R Construction to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A, B and C of Block 6 of Schambers Addition, property generally described as being located at 3647 Schamber Street.
3. No. 17PL096 - Buffalo Crossing West Subdivision  
A request by KTM Design Solutions, Inc for North Atlantic Developers LLC, Delaware Land Holdings, LLC, Envirocutt, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A, B, C, D, E, F, G and H of Buffalo Crossing West Subdivision, property generally described as being located northwest of the intersection of Catron Boulevard and Mt. Rushmore Road.
4. No. 17PL097 - North Valley Park  
A request by KTM Design Solutions, Inc for BH Capital 4, LLC and Pete Hendricksen to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A, B, C, D, E, F, G, H, J, and K of North Valley Park, property generally described as being located southeast of the intersection of Creek Drive and Eglin.

5. No. 17PL098 - Big Sky Business Park  
A request by KTM Design Solutions, Inc for KTM Design Solutions, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 2 and 3 of Block 5 and Lots 5 and 6 of Block 1 of Big Sky Business Park, property generally described as being located north of Neel Street.

- \*6. No. 17UR021 - Enchanted Hills Subdivision  
A request by Jesse Ham to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 1357 Panorama Circle.

*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. 17TP022 - Approve the 2018 Unified Planning Work Program

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*8. No. 17PD045 - Johnson Ranch Subdivision  
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for a **Final Planned Development Overlay to allow a residential development** for property generally described as being located southeast of the intersection of E. St. Patrick Street and South Valley 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.*

- \*9. No. 17PD046 - Providence Subdivision  
A request by Verdell Brand to consider an application for a **Final Planned Development Overlay to allow an oversized garage** for property generally described as being located at 2726 West Omaha 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.*

10. 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.

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.