

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
October 26, 2016- 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 26, 2016 - 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 26, 2016 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
October 26, 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 October 5, 2017 Planning Commission Meeting Minutes.
2. 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.
3. 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.
- *4. No. 17PD047 - Buffalo Crossing
A request by KTM Design Solutions, Inc for Buffalo East, LLC to consider an application for a **Final Planned Development Overlay to allow an office complex** for property generally described as being located southwest of the intersection of Addison Avenue 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.

5. No. 17PL101 - Prairie Meadow South Subdivision
A request by Sperlich Consulting, Inc for Freeland Meadows LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 through 4 of Block 1, Lots 1 through 10 of Block 2 and Lots 1 through 11 of Block 3 of Prairie Meadows South Subdivision property generally described as being located southeast of the intersection of Marino Drive and Country Road.
6. No. 17RZ031 - Prairie Meadows South Subdivision
A request by Sperlich Consulting, Inc for Freeland Meadows, LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District** for property generally described as being located southeast of the intersection of Marino Drive and Country Road.
7. No. 17PL102 - Fountain Springs Square Subdivision
A request by KTM Design Solutions, Inc for Franklin Simpson to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 2A and 2R of Fountain Springs Square Subdivision, legally described as formerly Lot 2 of Fountain Springs Square Subdivision located in the N1/2 of the SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of South Plaza Drive and Fountain Springs Drive.
8. No. 17RZ032 - Fountain Springs Square Subdivision
A request by KTM Design Solutions, Inc for Franklin Simpson to consider an application for a **Rezoning from Light Industrial District to General Commercial District** for property generally described as being located northeast of the intersection of South Plaza Drive and Fountain Springs Drive.
9. No. 17RZ033 - Fountain Springs Square Subdivision
A request by KTM Design Solutions, Inc for Franklin Simpson to consider an application for a **Rezoning from General Agricultural District to General Commercial District** for property generally described as being located northeast of the intersection of South Plaza Drive and Fountain Springs Drive.
10. No. 17OA002 - Ordinance Amendment To Allow Artisan Distillers As A Conditional Use In The Central Business District And The General Commercial District By Amending Title 17 Of The Rapid City Municipal Code
A request by Randal R. Decker for Contraband LLC to consider an application for an **Ordinance Amendment To Allow Artisan Distillers As A Conditional Use In The Central Business District And The General Commercial District By Amending Title 17 Of The Rapid City Municipal Code.**
- *11. No. 17UR022 - Schamber Section 9 NW1/4 NE1/4
A request by Susan Weiss to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 1927 Rushmore 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.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*12. No. 17PD036 - Rushmore Center

A request by KTM Design Solutions, Inc for Chrisbro Hospitality, LLC. to consider an application for an **Initial and Final Planned Development to allow a hotel** for property generally described as being located east of the North LaCrosse Street and Eglin 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.

*13. No. 17PD048 - Copperfield Vistas Subdivision

A request by Renner Associates, LLC for Tescher Development, LLC to consider an application for a **Major Amendment to a Planned Development to allow a townhome in the Low Density Residential District** for property generally described as being located at 3228 Homestead 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.

14. No. 17PD049 - Section 9, T1N, R8E

A request by Dwight and Linda Peterson to consider an application for a **Final Planned Development Overlay to allow an oversized garage with Exceptions** for property generally described as being located at 2918 and 2926 Garden Lane.

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.

15. No. 17AN006 - Section 29, T1N, R7E

A request by KTM Design Solutions, Inc for Dean Hamm Trust to consider an application for a **Petition for Annexation** for property generally described as

being located southeast of the intersectin of Muirfield Drive and Portrush Road.

16. No. 17RZ029 - Section 29, T1N, R7E
A request by KTM Design Solutions, Inc for Dean Hamm Trust to consider an application for a **Rezoning from No Use District to Medium Density Residential District** for property generally described as being located southeast of the intersection of Muirfield Drive and Portrush Road.
17. No. 17AN007 - Section 29, T1N, R7E
A request by KTM Design Solutions, Inc for Storage Palace, Inc. to consider an application for a **Petition for Annexation** for property generally described as being located southwest of the intersection of Dunsmore Road and Portrush Road.
18. No. 17RZ030 - Section 29, T1N, R7E
A request by KTM Design Solutions, Inc for Storage Place, Inc. to consider an application for a **Rezoning from No Use District to Office Commercial District** for property generally described as being located southwest of the intersection of Dunsmore Road and Portrush Road.
19. Discussion Items
20. Staff Items
21. Planning Commission Items
 - A. Election of Officers

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.