

**Zoning Board of Adjustment - Agenda #1 and  
City of Rapid City Planning Commission – Agenda #2  
March 22, 2018- 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 Development so that appropriate auxiliary aids and services are available.*

**AGENDA # 1**

City of Rapid City Zoning Board of Adjustment  
March 22, 2018 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. No. 18VA002 - Original Town of Rapid City  
A request by Andrew Scull of Scull Construction for William T. Cannon of Topaz Properties, LLC to consider an application for a **Variance to reduce parking and front yard setbacks** for part of Lots 10 thru 14 which lies east of the railroad right-of-way of Block 68 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 219 Omaha Street.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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**AGENDA #2**

City of Rapid City Planning Commission  
March 22, 2018 - 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 March 8, 2018 Planning Commission Meeting Minutes.
2. No. 18RZ007 - Golden Valley Subdivision  
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District II** for the SW1/4 of the NW1/4 Less right-of-way; NW1/4 of the SW1/4 Less Lot A and Less right-of-way, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the Southwest corner of Lot 1 of Parcel B, Block 8 of Copperfield Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence first course: N2°9'47.99"E, a distance of 1,349.397 feet; Thence second course: N2°8'10.89"E, a distance of 168.000 feet; Thence third course: N87°51'49.11"W, a distance of 312.000 feet; Thence fourth course: S2°8'10.98"W, a distance of 168.000 feet; Thence fifth course: S2°9'47.99"W, a distance of 1,468.251 feet; Thence sixth course: S87°50'12.01"E, a distance of 312.000 feet; Thence seventh course: N2°9'47.99"E, a distance of 119.000 feet, to the point of beginning, more generally described as being located east of South Valley Drive at the western terminus of Homestead Street.
3. No. 18PL011 - Golden Valley Subdivision

A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Preliminary Subdivision Plan** for Lots 1 thru 26 of Block 1, Lots 1 thru 26 of Block 2, Lot 1 of Block 3, Lot 1 of Block 4 , Lot 1 of Block 5 and Lot 1 of Block 6 of Golden Valley Subdivision, legally described as the SW1/4 of the NW1/4 Less right-of-way; NW1/4 of the SW1/4 Less Lot A and Less right-of-way, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the Southwest corner of Lot 1 of Parcel B, Block 8 of Copperfield Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence first course: N2°9'47.99"E, a distance of 1,349.397 feet; Thence second course: N2°8'10.89"E, a distance of 168.000 feet; Thence third course: N87°51'49.11"W, a distance of 312.000 feet; Thence fourth course: S2°8'10.98"W, a distance of 168.000 feet; Thence fifth course: S2°9'47.99"W, a distance of 1,468.251 feet; Thence sixth course: S87°50'12.01"E, a distance of 312.000 feet; Thence seventh course: N2°9'47.99"E, a distance of 119.000 feet, to the point of beginning, more generally described as being located east of South Valley Drive at the western terminus of Homestead Street.

4. No. 18PL012 - Moon Meadows Park Subdivision

A request by KTM Design Solutions, Inc for Alta Terra Development, Inc. to consider an application for a **Preliminary Subdivision Plan** for Lot 1 and Lot 4 of Moon Meadows Park Subdivision the SW1/4 of the NW1/4 less Lot H1 and Lot H2 of the W1/2 of the NW1/4, less Lot H-1 of the SW1/4 of the NW1/4, less Lot 3 of Moon Meadows Park Subdivision, less right-of-way, located in Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of Mt. Rushmore Road and Moon Meadows Drive.

\*5. No. 18UR002 - R and B Subdivision

A request by Randy and Bobbie Greenway to consider an application for a **Major Amendment to a Conditional Use Permit to allow an over-sized garage** for Lot 1 of R and B Subdivision, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3204 Falls 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 Development 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. 18PD005 - Eastbrooke Subdivision

A request by KTM Design Solutions, Inc for Moller's Limited Partnership to consider an application for a **Planned Development Revocation** for a portion of Lot 3, Eastbrooke Subdivision, Section 31, T2N, R8E, and Section 6, T1N, R8E, BHM Rapid City, Pennington County, South Dakota, more fully described as

follows: commencing at the southwesterly corner of Lot 3, Eastbrooke Subdivision, all located in the SE ¼ of the SW ¼ of Section 31, T2N, R8E, & in the NE ¼ of the NW ¼ of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; then N 00°04'34" E, a distance of 201.96' to the point of beginning; Thence, first course: S 89°58'33" E a distance of 450.73'; Thence, second course: N 00°10'47" W a distance of 82.09'; Thence, third course: N 89°56'24" W a distance of 450.38'; Thence, fourth course: S 00°03'12" W a distance of 82.36', to the said point of beginning, more generally described as being located northwest of the intersection of Omaha Street and LaCrosse 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.***

\*7. No. 18PD006 - Gemstone Subdivision

A request by Scott and Laura Schirber to consider an application for a **Major Amendment to a Planned Development to allow a 6 feet fence 4 feet from property line in second front yard** for Lot 7 of Block 1 of Gemstone Subdivision, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 323 E. Enchanted Pines 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.***

8. Discussion Items

9. Staff Items

10. Planning Commission Items

Planning Commission Liaison for the April 2, 2018 City Council Meeting will be Karen Bulman

**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.