

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

City of Rapid City Planning Commission
November 21, 2013 - 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 November 7, 2013 Planning Commission Meeting Minutes.
2. No. 13CA013 - Original Town of Rapid City
Summary of Adoption Action for a request by Renner and Associates, LLC for Rapid City Independent School District to consider an application for a **Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public** for property generally described as being located at 516 South Street.
- *3. No. 13PD044 - Marlin Industrial Park
A request by CETEC Engineering Services, Inc for RCS Storage, LLC to consider an application for a **Final Planned Development to Allow Mini Storage Units in the Heavy Industrial District** for property generally described as being located south of 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.

4. No. 13PL111 - Trailwood Village
A request by Sperlich Consulting, Inc for Gordon Howie, attorney in fact for RJ Development to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located at the current terminus of Savannah Street and Leola Lane.

- *5. No. 13UR018 - Green Acres Addition
A request by Geiger Architecture for Donald and Teresa Anschutz to consider an application for a **Conditional Use Permit to allow an oversized garage in the Medium Density Residential District** for property generally described as being located at 2922 West Rapid Street.

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6. No. 13PL114 - Black Hills Center
A request by Kimley-Horn and Associates to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located at 35 East Stumer Road.

- *7. No. 13PD043 - Black Hills Center
A request by Kimley-Horn and Associates to consider an application for a **Final Planned Development Overlay to construct a fast food restaurant** for property generally described as being located at 35 East Stumer 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. 13CA015 - Section 5, T1N, R8E
A request by Sperlich Consulting for Terry Batchelder to consider an application for an **Amendment to the Comprehensive Plan to change the land use designation from Industrial to Residential** for property generally described as being located north of the intersection of Creek Drive and East Saint Charles Street.

9. No. 13RZ027 - Section 5, T1N, R8E
A request by Sperlich Consulting, Inc for Terry Batchelder to consider an application for a **Rezoning from Flood Hazard District to Low Density Residential District** for property generally described as being located north of the intersection of Creek Drive and East Saint Charles Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *10. No. 13PD036 - Meadowlark Hills Subdivision
A request by FMG Inc for Northwestern Engineering Company to consider an application for a **Final Planned Development Overlay to allow for the expansion of an existing mobile home park** for property generally described as being located south of East Anamosa Street and north of the railroad tracks.

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. 13UR019 - Heartland Retail Center
A request by Monte Vista Properties LLC to consider an application for a **Major Amendment to a Conditional Use Permit to change the approved accessory uses within a hotel from storage to restaurant** for property generally described as being located at 4040 Cheyenne Boulevard.

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.

12. Discussion Items

13. Staff Items

14. Planning Commission Items

15. Committee Reports

- A. City Council Report (November 4, 2013)
The City Council concurred with the recommendations of the Planning Commission.
- B. Building Board of Appeals
- C. Zoning Board of Adjustment
- D. Capital Improvements Subcommittee
- E. Tax Increment Financing Committee