

**Zoning Board of Adjustment - Agenda #1 and  
City of Rapid City Planning Commission – Agenda #2  
January 10, 2019- 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701**

*ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend any 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.*

**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.**

**AGENDA # 1**

City of Rapid City Zoning Board of Adjustment  
January 10, 2019 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of November 8, 2018 Zoning Board of Adjustment Meeting Minutes.
2. No. 18VA014 - Robbinsdale Addition No. 9  
A request by Sandra Arnold to consider an application for a **Variance to reduce the side yard set back that abuts a street from 25 feet to 15.9 feet** for property generally described as being located at 3308 Locust Street.
3. No. 18VA015 - Gateway Addition  
A request by FMG Engineering for M Hill Business Plaza LLC to consider an application for a **Variance to reduce front yard setback from 25 feet to 2.9 feet** for property generally described as being located at 1401 West Omaha Street.
4. Discussion Items
5. Staff Items
6. Zoning Board of Adjustment 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.

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**AGENDA # 2**

City of Rapid City Planning Commission  
January 10, 2019 - 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 DEPARTMENT OF COMMUNITY DEVELOPMENT 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 December 6, 2018 Planning Commission Meeting Minutes.
- \*2. No. 18PD037 - Big Sky Business Park  
A request by KTM Design Solutions, Inc. for Dakota Heartland, Inc. to consider an application for a **Final Planned Development Overlay to allow a Goodwill Store** for property generally described as being located at 611 Timmons 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.***

3. No. 18TI002 - Park Hill Subdivision No. 7  
A request by Sperlich Consulting, Inc for Park Hill Development, Inc. to consider an application for a **Resolution Creating Park Hill Tax Increment District and Approving Project Plan** for property generally described as being located north of Sydney Drive, east of Smith Avenue and west of Cambell Street.

**---END OF CONSENT CALENDAR---**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

\*4. No. 18PD036 - Rushmore Center

A request by KTM Design Solutions, Inc for Chrisbro 4 LLC to consider an application for a **Major Amendment to a Planned Development Overlay to allow an electronic reader board** for property generally described as being located at 825 Eglin 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.***

\*5. No. 18UR014 - Original Town of Rapid City

A request by Erin Krueger for 5th and Main Furniture by Freeds to consider an application for a **Conditional Use Permit to allow on-sale liquor in association with an existing furniture store** for property generally described as being located at 430 Main 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.***

6. Discussion Items

7. Staff Items

- A. Comprehensive Plan Amendment to update Future Land Use map and table
- B. Review of meeting protocol and procedures

8. Planning Commission Items

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