

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

1. Approval of January 24, 2019 Zoning Board of Adjustment Meeting Minutes.
2. No. 18VA017 - Schamber Subdivision  
A request by KTM Design Solutions, Inc for Triple R Corporation to consider an application for a **Variance of Lot 1AR to reduce the front yard setback for a Single Family Residence 25 feet to 5.5 feet; to reduce the rear yard setback for a Single Family Residence from 25 feet to 7.53 feet; to reduce the minimum lot size for a single family residence from 6,500 square feet to 5,294.8 square feet; for Lot 2A to reduce the minimum lot size for a duplex from 8,000 square feet to 5,888.7 square feet** for property generally described as being located southeast of the intersection of Twin Elms Drive and Schamber Street.
3. Discussion Items
4. Staff Items
5. 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  
February 7, 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 January 24, 2019 Planning Commission Meeting Minutes.
2. 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.
- \*3. No. 19PD002 - Rushmore Crossing Subdivision  
A request by KTM Design Solutions, Inc for Hodges Enterprises of South Dakota #2A LLC to consider an application for a **Final Planned Development Overlay to allow a restaurant** for property generally described as being located at 951 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.***

4. No. 19OA001 - An Ordinance To Update References to Department of Community Development in the Zoning Code By Amending Title 17 of the Rapid City Municipal Code

A request by City of Rapid City to consider an application for **An Ordinance To Update References to Department of Community Development in the Zoning Code By Amending Title 17 of the Rapid City Municipal Code.**

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*5. No. 19PD001 - Fifth Street Office Plaza  
A request by Daniel Logue with Conrad's Big C Signs for Med 5 FCU to consider an application for a **Major Amendment to a Planned Development Overlay to allow an LED message sign** for property generally described as being located at 4956 5th 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
8. Planning Commission Items

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