

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
March 7, 2019- 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 7, 2019 - 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, March 7, 2019 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> Street, Rapid City, SD has been cancelled as there are no items for review.**

*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 # 2**

City of Rapid City Planning Commission  
March 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 February 21, 2019 Planning Commission Meeting Minutes.
2. 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.**

- \*3. No. 19PD006 - Johnson Ranch Subdivision  
A request by KTM Design Solutions, Inc. for Yasmeen Dream, LLC to consider an application for a **Final Planned Development Overlay to allow a residential development** for property generally described as being located south of E. St. Patrick Street and west of Elk Vale 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.***

- \*4. No. 19UR001 - Northern Heights Subdivision  
A request by Alex Novak , Novation Group Consulting for SBA Communications

& Sprint to consider an application for a **Major Amendment to a Conditional Use Permit to allow a cellular communications tower** for property generally described as being located at 611 Lindbergh Avenue.

***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. 19OA003 - Ordinance Amendment to Update References to Department of Community Development in the Subdivision Regulations by Amending Section 16.04.080 and Section 16.20.010 of the Rapid City Municipal Code  
A request by City of Rapid City to consider an application for an **Ordinance Amendment to Update References to Department of Community Development in the Subdivision Regulations by Amending Section 16.04.080 and Section 16.20.010 of the Rapid City Municipal Code.**
6. No. 19OA004 - Ordinance to Revise the Definition for Building Setback Line Where Right-Of-Way Has Been Expanded for Fire Hydrants by Amending Section 17.04.125 of the Rapid City Municipal Code  
A request by City of Rapid City to consider an application for an **Ordinance to Revise the Definition for Building Setback Line Where Right-Of-Way Has Been Expanded for Fire Hydrants by Amending Section 17.04.125 of the Rapid City Municipal Code**
7. No. 19TP003 - Rapid City Area Metropolitan Planning Organization 2018 Traffic Volume Counts Report (Information Only)

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*8. No. 18PD038 - Discovery Subdivision  
A request by KTM Design Solutions, Inc for Discovery Circle, LLC to consider an application for an **Initial and Final Planned Development Overlay to allow a convenience store and on-sale liquor in conjunction with a casino** for property generally described as being located southwest of the intersection of Elk Vale Road and E. Mall 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.***

9. No. 19CA001 - Section 12, T1N, R7E  
A request by KTM Design Solutions, Inc for Maguire Services, LLC to consider an application for a **Comprehensive Plan Amendment to the Future Land Use from Forest Conservation to Low Density Neighborhood** for property

generally described as being located southeast of the intersecting of Oak Avenue and Indiana Street.

10. No. 19RZ005 - Section 12, T1N, R7E  
A request by KTM Design Solutions, Inc for Maguire Services, LLC to consider an application for a **Rezoning Request from Park Forest to Low Density Residential** for property generally described as being located southeast of the intersection of Oak Avenue and Indiana Street.
11. No. 19OA002 - Ordinance to Update the Tax Increment Financing District Review Process by Amending Chapter 3.26 of Rapid City Municipal Code  
A request by City of Rapid City to consider an application for an **Ordinance to Update the Tax Increment Financing District Review Process by Amending Chapter 3.26 of Rapid City Municipal Code.**
12. Resolution Adopting the Rapid City Tax Increment Financing Policy  
A request by City of Rapid City to consider an application for a **Resolution Adopting the Rapid City Tax Increment Financing Policy.**
13. Discussion Items
14. Staff Items
15. Planning Commission Items
  - A. Planning Commission Liaison for the March 18, 2019 City Council Meeting will be Erik Braun.

#### **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.