

**Zoning Board of Adjustment - Agenda #1 and  
City of Rapid City Planning Commission – Agenda #2  
March 21, 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  
March 21, 2019 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of February 7, 2019 Zoning Board of Adjustment Meeting Minutes.
2. Discussion Items
3. Staff Items
4. 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.

*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 21, 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 March 7, 2019 Planning Commission Meeting Minutes.
- \*2. No. 19UR003 - Rapid City Greenway Tract  
A request by Carly Loper for Hills Alive Festival to consider an application for a **Major Amendment to a Conditional Use Permit to allow a music festival** for property generally described as being located north of Omaha Street between Mount Rushmore and 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.***

3. No. 19VR001 - Simmons Addition  
A request by Scott O'Meara for OM Properties to consider an application for a **Vacation of Right-of-Way** for property generally described as being located at 316 and 324 East Boulevard.
4. No. 19RZ006 - Robbinsdale Addition No. 8  
A request by City of Rapid City Parks and Recreation Department to consider an application for a **Rezoning request from Medium Density Residential District to Public District** for property generally described as being located in the 1000

Block of East Minnesota Street.

5. No. 19RZ007 - Robbinsdale Addition No. 8  
A request by City of Rapid City Parks and Recreation Department to consider an application for a **Rezoning request from Low Density Residential District to Public District** for property generally described as being located at 3820 Odde Drive.
6. No. 19PL014 - Robbers Roost Addition  
A request by Davis Engineering, Inc for Patrick Foley to consider an application for a **Preliminary Subdivision Plan** for proposed Lot B of Robbers Roost Addition, property generally described as being located 3 miles south of landfill on east side of Hwy 79.
7. 19TP004 – Rapid City Year End 2018 Population Estimate (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. 19UR002 - Plaza Subdivision  
A request by KTM Design Solutions, Inc for Gyro Hub to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant** for property generally described as being located at 1301 W. Omaha Street, Suite 104.

*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.*

- \*10. No. 19UR004 - Original Town of Rapid City  
A request by Daniel Byers for Overclock Lounge to consider an application for a **Major Amendment to a Conditional Use Permit to allow an on-sale liquor establishment** for property generally described as being located at 632 1/2 St. Joseph 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.***

11. 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.
12. Discussion Items
13. Staff Items
14. Planning Commission 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.