

**Zoning Board of Adjustment - Agenda #1 and
City of Rapid City Planning Commission – Agenda #2
April 4, 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
April 4, 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, April 4, 2019 at 7:00 a.m. in the City Council Meeting Room at 300 6th Street, Rapid City, SD has been cancelled as there are no items for review.

AGENDA # 2

City of Rapid City Planning Commission
April 4, 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 21, 2019 Planning Commission Meeting Minutes.
2. No. 19CA001 - Summary of Adoption Action Section 12, T1N, R7E
Summary of Adoption Action on 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.
3. 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 a **Ordinance to Update the Tax Increment Financing District Review Process by Amending Chapter 3.26 of Rapid City Municipal Code.**
4. No. - 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.**
5. No. 19RZ008 - Randall Subdivision
A request by Sperlich Consulting, Inc for West View LandCompany, LLC to consider an application for a **Rezoning Request from General Commercial District to Light Industrial District** for property generally described as being located at 2000 Deadwood Avenue.
6. No. 19PL020 - Fountain View Subdivision
A request by KTM Design Solutions, Inc for Hermano, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 2A, 2B, 3A, 3B,

4A, 4B, 5A and 5B and Lot 8 of Fountain View Subdivision, legally described as Tract E of Fountain View Subdivision, located in Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Harmony Heights Lane and south of I-90.

7. No. 19PL021 - Rockinon Ranch Estates

A request by KTM Design Solutions, Inc for KTLDCO, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 36, 37, 38, 39 and 40 of Rockinon Ranch Estates, legally described as the N1/2 of the NE1/4 of the SE1/4 less Rockinon Ranch Estates and less right-of-way; the NW1/4 of the SE1/4 all Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the intersection of Lennon Lane and Hendrix Lane.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*8. No. 19UR005 - Original Town of Rapid City

A request by Jennifer Patterson dba The Quintessence Salon and Spa to consider an application for a **Conditional Use Permit to allow on-sale liquor in conjunction with an existing salon** for property generally described as being located 512 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.

*9. No. 19PD008 - Kepp Heights Subdivision No. 3

A request by City of Rapid City Parks and Recreation Department to consider an application for a **Major Amendment to a Planned Development Overlay to allow an accessory structure** for property generally described as being located at 2400 Block Skyline 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.

10. Discussion Items

11. Staff Items

12. Planning Commission Items

A. Planning Commission Liaison for the April 15, 2019 City Council Meeting will be John Herr.

DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS

Digital media presentation 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.