

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 Planning & Development Services so that appropriate auxiliary aids and services are available.

Zoning Board of Adjustment - **Agenda #1**
and
City of Rapid City Planning Commission – **Agenda #2**
April 21, 2016- 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.

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AGENDA # 1

City of Rapid City Zoning Board of Adjustment has been cancelled due to no items.

City of Rapid City Zoning Board of Adjustment
April 21, 2016 - 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 21, 2016 at 7:00 a.m. in the City Council Meeting Room at 300 6th Street, Rapid City, SD has been cancelled due to no items.

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AGENDA
City of Rapid City Planning Commission
April 21, 2016 - 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 COMMUNITY PLANNING & DEVELOPMENT SERVICES 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 April 7, 2016 Planning Commission Meeting Minutes.
2. No. 16PL024 - Park Hill Subdivision No. 7
A request by Sperlich Consulting, Inc., for Park Hill Development, Inc. to consider an application for a **Preliminary Subdivision Plan** for property generally described as being located west of the intersection of Sydney Drive and Ridge View Drive.
3. No. 16VR001 - Park Hill Subdivision No. 7
A request by Sperlich Consulting, Inc. to consider an application for a **Vacation of Right-of-Way** for property generally described as being located on Wilma Street north of Sydney Drive.
4. No. 16RZ008 - Schnasse Addition
A request by Elizabeth Hunt for Maverik, Inc. to consider an application for a **Rezoning from Medium Density Residential District to General Commercial District** for property generally described as being located at 510 E. Denver and 505 N. LaCrosse Street.
5. No. 16VR002 - Schnasse Addition
A request by Maverik Inc to consider an application for a **Vacation of Right-of-**

Way for property generally described as being located southwest corner of East North Street and Lacrosse Street.

*6. No. 16PD015 - Schnasse Addition

A request by Maverik Inc. to consider an application for a **Final Planned Development Overlay to allow a convenience store with gas sales** for property generally described as being located in the southwest corner of East North and LaCrosse 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*7. No. 16PD016 - Section 29, T2N, R7E

A request by Upper Deck Architects, Inc for the Evangelical Lutheran Good Samaritan Society to consider an application for a **Major Amendment to a Planned Development Overlay to expand an assisted living facility** for property generally described as being located on City Springs Road south of Saint Martins 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*8. No. 16PD017 - Kateland Subdivision

A request by Muth Holdings LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for property generally described as being located in the northwest corner of Haines and Country 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

9. No. 16RZ011 - Original Town of Rapid City

A request by Renner Associates LLC for Ham Investments LLC to consider an application for a **Rezoning from Central Business District to General Commercial District** for property generally described as being located at 902 Mount Rushmore Road.

*10. No. 16UR007 - Rushmore Regional Industrial Park

A request by Fisk Land Surveying and Consulting Engineers, Inc. for Sang Yi for Via Stat, Inc. to consider an application for a **Conditional Use Permit to allow a telecommunications dish antenna in the Light Industrial District** for property generally described as being located at 1401 Concourse 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

11. No. 16VR003 - Canyon Lake Heights
A request by Fisk Land Surveying and Consulting Engineers, Inc., for Roger and Heidi Hanzlik to consider an application for a **Vacation of Right-of-Way** for property generally described as being located at 4018 Calle Baja Drive.
12. No. 16RZ012 - Wisers Addition
A request by City of Rapid City to consider an application for a **Rezone from Neighborhood Commercial District to Office Commercial District** for property generally described as being located at 720 N. Maple Avenue.
13. 16TIF002 – Appeal of Tax Increment Review Committee’s decision to amend Tax Increment District #70 Project Plan

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *14. No. 16UR006 - Original Town of Rapid City
A request by Jillian Steen for Love Struck Bridal to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a bridal boutique** for property generally described as being located at 804 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

- *15. No. 16UR008 - Original Town of Rapid City
A request by Caroline B. Sharp to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a cigar bar** for property generally described as being located at 520 and 518 7th 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

16. Discussion Items
17. Staff Items

18. Planning Commission Items

19. Committee Reports

- A. City Council Report (April 4, 2016)
The City Council concurred with the recommendations of the Planning Commission.
- B. Building Board of Appeals
- C. Capital Improvements Subcommittee
- D. Tax Increment Financing Committee