MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Golliher, John Herr, Galen Hoogestraat, Eric Ottenbacher, Mike Quasney, Justin Vangraefschepe and Vince Vidal.

MEMBERS ABSENT: Curt Huus and Jason Salamun, Council Liaison.

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, John Green, Wade Nyberg and Andrea Wolff.

Braun called the meeting to order at 7:56 a.m.

Braun reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Ottenbacher requested that Items 2 and 9 be removed from the Consent Agenda for separate consideration.

Motion by Caesar seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 9 in accordance with the staff recommendations with the exception of Items 2 and 9. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Vangraefschepe and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the May 23, 2019 Planning Commission Meeting Minutes.

3. No. 19RZ014 - Shepherd Hills Subdivision
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a Rezoning from General Agricultural District to Medium Density Residential District for the NW1/4 of the SE1/4 less Menard Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of East Anamosa Street.

Planning Commission recommended that the Rezoning request from General Agriculture District to Medium Density Residential District be approved.

4. No. 19RZ015 - Shepherd Hills Subdivision
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a Rezoning from General Agricultural District to Low Density Residential District II for the NE1/4 of the SE1/4, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of East Anamosa Street.

Planning Commission recommended that the Rezoning request from General
Agriculture District to Low Density Residential District II be approved.

5. No. 19PD021 - Buffalo Crossing West
A request by Dream Design International, Inc for North Atlantic Developers LLC to consider an application for a Planned Development Revocation for Lot D of Buffalo Crossing West, located in Section 26 and 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2001 Hope Court.

Planning Commission recommended that the request to revoke the Planned Development Designation on the property be approved.

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. No. 19PL043 - North 80 Subdivision
A request by Centerline for Lazy P-6 Land Co. Inc. to consider an application for a Preliminary Subdivision Plan for proposed Lots 4, 8, 10 and 11 of North 80 Subdivision, legally described as the unplatted portion of Government Lot 1 and 2, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of Shelby Avenue and Stumer Road.

Planning Commission approved the Preliminary Subdivision Plan with the following stipulations:
1. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of 4 additional feet of right-of-way along E. Stumer Road as it abuts proposed Lots 4 and 8 or an Exception shall be obtained from the City Council. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show “Stumer Road” as “E. Stumer Road”; and,
3. Prior to submittal of a Final Plat application, the plat document shall be revised to show the lot line between proposed Lot 8 and existing Lot 7 as a solid line in lieu of a dashed line.

7. No. 19PL044 - Big Sky Business Park
A request by KTM Design Solutions, Inc for DTH, LLC to consider an application for a Preliminary Subdivision Plan for proposed Lots 16 thru 46 of Block 12, Lots 1 thru 3 of Block 30 of Big Sky Subdivision, legally described as Tract A less Tract BR of Neff’s Subdivision No. 4; and the unplatted portion of the SE1/4 of the NW1/4 less Big Sky Subdivision and less dedicated right-of-way, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the western terminus of Big Sky Drive.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Prior to approval of the Development Engineering Plan application, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;

2. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to provide a minimum lot size of 6,500-square feet for Lots 18, 19 and 21 of Block 12 or a Final Planned Development shall be approved granting an Exception;

3. Upon submittal of a Development Engineering Plan application, construction plans for Patricia Street, a local street, shall be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or the approval of an Exception shall be required. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

4. Upon submittal of a Development Engineering Plan application, construction plans for Chet Street, a local cul-de-sac street, shall be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or the approval of an Exception shall be required. In addition, the cul-de-sac bulb shall be located in a minimum 118-foot diameter right-of-way and constructed with a minimum 96-foot diameter paved surface pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;

5. Prior to submittal of a Development Engineering Plan application, the approval of an Exception shall be required to allow 31 dwelling units on a cul-de-sac street in lieu of a maximum of 20 dwelling units pursuant to Section 2.13.1 of the Infrastructure Design Criteria Manual or the plat document shall be revised accordingly. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

6. Prior to submittal of a Development Engineering Plan application, the approval of an Exception shall be required to waive the requirement to provide an intermediate turnaround every 600 feet on a cul-de-sac street pursuant to Section 2.13.2 of the Infrastructure Design Criteria Manual or the plat document shall be revised accordingly. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

7. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the
Infrastructure Design Criteria Manual and Rapid Valley Sanitary District. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, the water plans shall demonstrate how the water main will be looped, tying into Rapid Valley Sanitary District's water system in Patricia Street and the southwest corner of the project at Sweetbriar Street. Easements shall also be provided as needed;

8. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and Rapid Valley Sanitary District shall be submitted for review and approval. The design report shall address whether there is sufficient capacity downstream to accommodate the demand that this development will add to the sewer system as per the Big Sky sanitary sewer masterplan. In addition, easements shall be provided as needed;

9. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;

10. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval if subdivision improvements are required;

11. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;

12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;

13. Prior to submittal of a Final Plat application, that portion of Big Sky Drive located east of the property shall be renamed to “Patricia Street”;

14. Prior to submittal of a Final Plat application, the plat title shall be revised to read “formerly Tract A of F and N Subdivision less Tract BR”;

15. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for the proposed drainage improvements;

16. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,

17. Prior to the City’s acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

8. **No. 19RZ018 - Lagrand Subdivision**
A request by Brett Kaltvedt for MWM Rapid Holdings Inc. to consider an application for a **Rezoning request from General Agricultural District to Light Industrial**
District for Lot 3 of Block 1 of Lagrand Subdivision, located in Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3414 Eglin Street.

Planning Commission recommended that the Rezoning request from General Agricultural District to Light Industrial District be approved.

---END OF CONSENT CALENDAR---

2. No. 19PD013 - Section 24, T2N, R7E
A request by KTM Design Solutions, Inc for Citcra LLC to consider an application for a Planned Unit Development Zoning District for the unplatted balance of the N1/2 of the NW1/4 of the NW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the Northwest Corner of Lot 1 of Block 5, common to Brooke St. Right of Way, of Tyler Knue Subdivision, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence first course: with the easterly right of way of Brooke Street, N02°18'52"E, a distance of 185.00 feet to the north line of Section 24, T2N, R7E, B.H.M.; Thence second course: with said north line, S87°41'09"E, a distance of 209.95 feet; Thence third course: leaving said north line, S19°39'07"E, a distance of 114.51 feet; Thence fourth course: S29°22'49"W, a distance of 48.42 feet; Thence fifth course: S38°29'15"E, a distance of 34.97 feet; Thence sixth course: S32°50'03"W, a distance of 44.46 feet; Thence seventh course: S21°07'35"E, a distance of 89.87 feet; Thence eighth course: S43°47'08"E, a distance of 52.74 feet; Thence ninth course: S05°39'55"W, a distance of 33.81 feet; Thence tenth course: S56°17'26"E, a distance of 25.19 feet; Thence eleventh course: S00°11'31"E, a distance of 25.40 feet to the northerly boundary of Tyler Knue Subdivision; Thence twelfth course: with said northerly boundary, S86°10'17"W, a distance of 79.29 feet; Thence thirteenth course: continuing with said boundary, on a non-tangent curve turning to the right with an arc length of 68.03 feet, with a radius of 176.00 feet, with a chord bearing of N48°42'43"W, with a chord length of 67.61 feet; Thence fourteenth course: continuing with said boundary, on a curve turning to the left with an arc length of 71.73 feet, with a radius of 124.00 feet, with a chord bearing of N54°14'08"W, with a chord length of 70.73 feet; Thence fifteenth course: continuing with said boundary, N02°18'52"E, a distance of 147.34 feet; Thence sixteenth course: continuing with said boundary, N87°41'09"W, a distance of 135.00 feet; to the point of beginning, more generally described as being located northeast of the intersection of Nicole Street and Brook Street.

In response to a question from Ottenbacher regarding the property where it abuts the pond and if there is any wet lands that could be effected, Fisher clarified that there is drainage to the east of the existing barn that will be located in an easement when it is platted, but there are no identified wet lands on the property. Fisher further clarified that there is no new development at this time but that when there is explanation or new development they would address the drainage at that time.

Vidal moved, Bulman seconded and the Planning Commission recommended that the Power House Planned Unit Development Zoning Document be approved. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Vangraefschep and Vidal voting yes and none voting no)
9. **No. 19RZ019 - Section 5, T1N, R8E**
   A request by KTM Design Solutions, Inc for Lyle Hendrickson to consider an application for a **Rezoning request from Low Density Residential District to Medium Density Residential District** for Lot 1 of Lot A of the SE1/4 of the NW1/4 of Section 5, T1N R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1804 E. Highway 44.

   In response to a question from Ottenbacher whether access to the property will be taken from E. Highway 44 or from Mickelson Drive and if it warrants a traffic study. Green stated that access is currently taken from E Highway 44, however South Dakota Department of Transportation has indicated that if a multi-family development was developed on the property, that access would transfer east to Mickelson Drive. Fisher stated that this use does not trigger a Traffic Impact Study.

   Bulman moved, Vidal seconded and the Planning Commission recommended that the Rezoning request from Low Density Residential District to Medium Density Residential District be approved. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Vangraefschepe and Vidal voting yes and none voting no)

---BEGINNING OF REGULAR AGENDA ITEMS---

10. **No. 19PL037 - Shepherd Hills Subdivision**
    A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1-90 of Block 1 and Lots 1 thru 26 of Block 2, Lots 1 thru 26 of Block 3, Lots 1 thru 18 of Block 4, Lots 1 thru 8 of Block 5, Lots 1 thru 16 of Block 6, Lots 1 thru 10 of Block 7, Lots 1 thru 15 of Block 8, Lots 1 thru 26 of Block 9, Lots 1 thru 18 of Block 10 Lots 1 thru 10 of Block 11 and Lots 1 and 2 of Block 12 of Shepherd Hills Subdivision, legally described as the NE/1 of the SE1/4 and the NW1/4 of the SE1/4 less Menard Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of East Anamosa Street.

    Fisher presented the application noting the reason she is wanted to bring this to the attention of the Planning Commission is that it is for 265 residential lots noting that this is the largest residential development she has reviewed in her history with the City. Fisher noted that this Preliminary Subdivision Plan in addition to the application that was reviewed at the May 9, 2019 Planning Commission Meeting for the Shepherd Hills West Subdivision, creates a wide diversity of housing options from a mobile home park, to multi-family, affordable housing to single family housing in a wide range of pricing. Fisher stated that this is what the Comprehensive Plan is designed to create mixed use residential development. In reviewing the associates slide Fisher noted that the existing zoning designations of General Agricultural (File #19RZ014) and Light Industrial (File #19RZ015) are being rezoned to Medium Density Residential and Low Density Residential, respectively, and that those requests had been approved as a part of the Consent Agenda. Fisher noted that the Future Land Use Plan shows a portion of this area as Mixed Use Commercial noting that the area defined as such is being pared back and will be part of a City
sponsored Comprehensive Plan Amendment that will be before the Planning
Commission in the near future. Fisher noted that the proposed completion of E.
Anamosa Street connection and East Philadelphia Street that will run through this
development provide needed street connectivity to the area. Fisher noted that an
Exception was granted waiving requirement to provide a Traffic Impact Report
based on the recent East Rapid Corridor Study that anticipated the traffic from the
proposed development. Fisher noted that there are 10 phases planned with a
potential future phase. Fisher stated that staff recommends the Preliminary
Subdivision Plan be approved with stipulations.

Bulman stated that she appreciated the opportunity to hear this application as it
should be a great project.

In response to a question from Quasney as to when the access street connections
will be implemented, Fisher noted that this is addressed in the stipulations requiring
they be in place when Phase II is initiated.

Vidal spoke to his reasons for support of this application noting that the
development will meet housing needs for the Ellsworth Expansion. Vidal also noted
that the property is close to the base and it is good to see growth within the City.

Caesar moved, Quasney seconded and the Planning Commission
recommended that the Preliminary Subdivision Plan be approved with the
following stipulations:
1. Prior to submittal of a Development Engineering Plan application, street
names shall be submitted to the Emergency Services Communication
Center for review and approval. In addition, the plat document and
construction plans shall show the approved street names;
2. Prior to approval of the Development Engineering Plan application,
engineering reports required for construction approval shall be accepted
and agreements required for construction approval shall be executed
pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. In
addition, permits required for construction shall be approved and issued
and construction plans shall be accepted in accordance with the
Infrastructure Design Criteria Manual. All final engineering reports shall
be signed and sealed by a Professional Engineer and contain a
Certification Statement of Conformance with City Standards, as required
by the Infrastructure Design Criteria Manual;
3. Upon submittal of a Development Engineering Plan application,
construction plans for E. Anamosa Street, a principal arterial street, shall
be submitted for review and approval showing the street located in a
minimum 100-foot wide right-of-way and constructed pursuant to Figure
2-1 of the Infrastructure Design Criteria Manual or an Exception shall be
obtained. If an Exception is obtained, a copy of the approved document
shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application,
construction plans for E. Philadelphia Street, a collector street, shall be
submitted for review and approval showing the street located in a
minimum 68-foot wide right-of-way with an additional 10-feet of right-of-
way the first 200 feet extending from E. Anamosa Street and constructed
pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or an
Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, prior to submittal of a Development Engineering Plan application for Phase Two, the construction plans shall include that portion of E. Philadelphia Street located east of the property unless already constructed as a part of Shepherd Hills West Subdivision or an Exception shall be obtained from the City Council to allow more than 40 dwelling units with one point of access;

5. Upon submittal of a Development Engineering Plan application, construction plans for Cul-de-sac A, B, C, E (south of Shepherd Hills Boulevard) and Shepherd Hills Boulevard, all local streets, shall be submitted for review and approval showing the streets located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual. An additional 10-feet of right-of-way for Shepherd Hills Boulevard shall be dedicated the first 200 feet as it extends from E. Anamosa Street or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

6. Upon submittal of a Development Engineering Plan application, construction plans for Cul-de-sac D, E (north of Shepherd Hills Boulevard), F and G, all lane place streets, shall be submitted for review and approval showing the streets located in a minimum 50-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

7. Upon submittal of a Development Engineering Plan application, construction plans for the cul-de-sac bulb for Street C (over 500 feet in length) shall be submitted for review and approval showing the bulb with a minimum 118-foot right-of-way diameter and a minimum 96-foot pavement diameter. In addition, the cul-de-sac bulbs for Street E and G (under 500 feet in length) shall show a minimum 104-foot right-of-way diameter and a minimum 84-foot pavement diameter or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

8. Upon submittal of a Development Engineering Plan application for Phase 10 and/or the “Future” Phase, construction plans for the section line highway located along the east lot line, a local street, shall be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or an Exception shall be obtained or the section line highway shall be vacated. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

9. Upon submittal of a Development Engineering Plan application for Phase Two, the boundaries of the phase shall be extended to include that portion of E. Anamosa Street located in the “Future” Phase as identified on the applicant’s Master Plan;

10. Upon submittal of a Development Engineering Plan application, a revised
Master Plan shall be submitted for review and approval incorporating the unplatted remnants along the south lot line of the property or a separate Master Plan for the adjacent property shall be submitted to show how these remnants are being incorporated into the adjacent properties;

11. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. Prior to approval of a Development Engineering Plan application, the applicant shall enter into an agreement with the City detailing cost obligations, scope and schedule of replacing the existing low level 12-inch water main with a new 20-inch low level water main in E. Anamosa Street from E. North Street to the development. In addition, easements shall be provided as needed;

12. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. In particular, the sewer design report shall evaluate the existing 8-inch sewer main(s) from the proposed development to Sedivy Lane to verify adequate capacity is available to serve the proposed development. In addition, easements shall be provided as needed;

13. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;

14. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval if subdivision improvements are required;

15. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;

16. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;

17. Prior to submittal of a Final Plat application, the associated Rezoning application (19RZ014 and 19RZ015, shall be approved by City Council to allow the proposed lot size(s);

18. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for the proposed drainage improvements;
19. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,

20. Prior to the City’s acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Vangraefscheppe and Vidal voting yes and none voting no)

11. No. 19PD019 - Lamperts Addition No. 2
A request by Fisk Land Surveying & Consulting Engineers, Inc for Juniper Restaurant to consider an application for a Major Amendment to a Planned Development Overlay to allow an on-sale liquor establishment in conjunction with a restaurant for Lots 1 thru 9 and Lot 10A in Block 5 of Lamperts Addition No. 2 and the E1/2 and the W1/2 of vacated Canal Street adjacent to said Block 5, in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 405 Canal Street.

Lacock presented the application and reviewed the associated slides. Lacock stated that this is located in what was the old Landstoms Gold Building located at 405 Canal Street. Lacock noted that this is a continuation of redevelopment that has been occurring in this area and is a complimentary use to the other uses in the building. Lacock reviewed the operation plan indicating that it appears the use should integrate well with the other uses in the building. Lacock noted that plans identify an outdoor patio that will be fenced off with access from inside the building. Lacock presented staff’s recommendation that the Major Amendment to a Planned Development Overlay to allow an on-sale liquor establishment in conjunction with a restaurant be approved.

In response to a question from Golliher regarding the shared parking for all of the uses, Lacock stated that the parking appears to be working, but noted that the patrons are being encouraged to use all the parking that is available and not just the closest lot.

Caesar moved, Herr seconded and the Planning Commission approved the Major Amendment to a Planned Development Overlay with the following stipulations:
1. Acknowledge the Exception to reduce the minimum required parking from 175 parking spaces to 117 parking spaces;
2. Acknowledge the Exception to waive the required number of landscaping islands from two to zero, provided that a landscaping node around the proposed menu board be provided as shown on submitted plans in order to provide separation between the drive through lane and the parking lot. All landscaping shall be maintained in a live vegetative state and replaced when necessary;
3. Acknowledge the Exception to reduce the required amount of landscaping points from 68,718 points to 57,724 points;  
4. All signage shall comply with the requirements of the Rapid City Municipal Code. Electronic or Light Emitting Diode (LED) message centers are not permitted as a part of this request. The addition of LED message centers in the future shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
and,

5. This Major Amendment to a Planned Development shall allow for an on-sale liquor establishment in conjunction with a restaurant on the property. The on-sale liquor use shall be operated in compliance with the submitted operations plan. Any expansion of the on-sale liquor use or patio area shall require a Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon an approved Building Permit and provision of sufficient parking. All conditional uses or any use that results in an increase in parking shall require a Major Amendment to the Planned Development. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Vangraefschepe and Vidal voting yes and none voting no)

_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._

12. Discussion Items

- None

13. Staff Items

- None

14. Planning Commission Items

A. Planning Commission Liaison for the June 17, 2019 City Council Meeting will be Justin Vangraefschepe.

There being no further business, Golliher moved, Caesar seconded and unanimously carried to adjourn the meeting at 8:15 a.m. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Vangraefschepe and Vidal voting yes and none voting no)