

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
October 24, 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  
October 24, 2019 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the October 10, 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.

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## **AGENDA # 2**

City of Rapid City Planning Commission  
October 24, 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 October 10, 2019 Planning Commission Meeting Minutes.
2. No. 19PL085 - East of Haines Avenue, north of Kathryn Avenue  
A request by AAB Engineering, LLC for Rupe Helmer Group to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 of Block 1 of Dollar General Rapid City, property generally described as being located in Dollar General Rapid City.
3. No. 19RZ035 - East of Haines Avenue north of Kathryn Avenue  
A request by AAB Engineering, LLC for Rupe Helmer Group to consider an application for a **Rezoning request from General Agricultural District to General Commercial District** for property generally described as being located in Dollar General Rapid City.
4. No. 19RZ036 - North of Degeest Drive  
A request by KTM Design Solutions, Inc for G & G Investments, LLP to consider an application for a **Rezoning request from Office Commercial District to Medium Density Residential District** for property generally described as being located in Section 3, T1N, R8E.
5. No. 19RZ037 - North of Neel Street  
A request by KTM Design Solutions, Inc for G & G Investments, LLP to consider an application for a **Rezoning request from General Commercial District to**

**Medium Density Residential District** for property generally described as being located in Section 3, T1N, R8E.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

6. No. 19DU001 - Determination of Use to allow an in-door dog park as a Conditional Use in the SC-2 Community Shopping Center District  
A request by Jared Batman to consider an application for a **Determination of Use to allow an in-door dog park as a Conditional Use in the SC-2 Community Shopping Center.**
  
- \*7. No. 19PD040 - 3840 Tower Road  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Hughes Network Systems, LLC to consider an application for a **Major Amendment to a Planned Development to expand an existing communications facility** for property generally described as being located in Thompson Tower Subdivision.  
  
*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.*
  
8. 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.**
  
9. 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.**
  
10. Discussion Items
  
11. Staff Items
  
12. Planning Commission Items

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