

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
January 9, 2020- 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  
January 9, 2020 - 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, January 9, 2020 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> Street, Rapid City, SD has been cancelled as there are no items for review.**

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## **AGENDA # 2**

City of Rapid City Planning Commission  
January 9, 2020 - 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 December 5, 2019 Planning Commission Meeting Minutes.
2. No. 19RZ039 - South of North Valley Drive  
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning request from General Agricultural District to Light Industrial District** for property generally described as being located in North Valley Park Subdivision.
3. No. 19RZ041 - West of the current terminus of E. Anamosa Street  
A request by Dream Design International, Inc for Yasmeen Dream 111, LLC to consider an application for a **Rezoning request from Medium Density Residential District to General Commercial District** for property generally described as being located in Shepherd Hills West and Shepherd Hills Subdivision.
4. No. 19RZ042 - North of Homestead Street  
A request by Dream Design International, Inc for Yasmeen Dream 11, LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being located in Section 4, T1N, R8E.
5. No. 19RZ043 - West of the intersection of Heidiway Court and Heidiway Lane  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Keiz Larson to consider an application for a **Rezoning request from General Agricultural District to Low Density Residential District** for property generally described as being located in Dunham Estates.

6. No. 19PL105 - 2251 Moon Meadows Drive  
A request by Renner Associates, LLC for Fox LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 6 and 7 of Moon Ridge Subdivision, property generally described as being in Moon Ridge Subdivision.
7. No. 19VR005 - Northeast of the intersection of Camden Boulevard and East North Street  
A request by Ted Edwards for Menard, Inc. to consider an application for a **Vacation of Right-of Way** for property generally described as being located in Menard Subdivision.
- \*8. No. 19PD049 - Northwest of the intersection of Tower Road and Mount Rushmore Road  
A request by Longbranch Civil Engineering, Inc for Table Rock Inc to consider an application for a **Revocation of a Planned Development Designation** for property generally described as being located in Brielle 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.***

- \*9. No. 19UR024 - Southeast of the intersection of East Mall Drive and North Maple Avenue  
A request by Henriksen, Inc for Ka and Diane Alberts and Dustin and Erin Krueger to consider an application for a **Conditional Use Permit to allow a distribution center in the General Commercial Zoning District** for property generally described as being located in LJS 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

10. No. 19RZ044 - 1124 Kansas City Street  
A request by Brent Hill for Seraphim Theatrical Entertainment, LLC to consider an application for a **Rezoning from Medium Density Residential District to General Commercial District** for property generally described as being located at in the Boulevard Addition.
- \*11. No. 19PD048 - 1124 Kansas City Street  
A request by Brent Hill for Seraphim Theatrical Entertainment, LLC to consider an application for a **Major Amendment to the Planned Development Overlay to allow a theater and church in the General Commercial District** property

generally described as being located in the Boulevard Addition.

**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. 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.**
13. 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.**
14. Discussion Items
15. Staff Items
16. 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.