

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
July 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.**

*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.*

**AGENDA # 1**  
City of Rapid City Zoning Board of Adjustment  
July 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, July 21, 2016 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> Street, Rapid City, SD has been cancelled due to no items.**

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AGENDA #2  
City of Rapid City Planning Commission  
July 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 July 7, 2016 Planning Commission Meeting Minutes.
2. No. 16RZ021 - Millard Addition  
A request by Gordon Howie for Black Hills Crisis Pregnancy Center to consider an application for a **Rezoning from Medium Density Residential District to Office Commercial District** for property generally described as being located in the southeast corner of the intersection of Haines Avenue and Anamosa Street.
3. No. 16RZ022 - Marlin Industrial Park  
A request by KTM Design Solutions, Inc for ZCO Incorporated to consider an application for a **Rezoning from Office Commercial District to Light Industrial District** for property generally described as being located in the northeast corner of the intersection of Creek Drive and Marlin Drive.
4. No. 16RZ023 - Marlin Drive Commercial Park  
A request by KTM Design Solutions, Inc for ZCO Incorporated to consider an application for a **Rezoning from General Agricultural District to General Commercial District** for property generally described as being located south of Elk Vale Road between Creek Drive and Marlin Drive.
- . No. 16RZ024 - Marlin Drive Commercial Park  
A request by KTM Design Solutions, Inc for ZCO Incorporated to consider an

application for a **Rezoning from General Agricultural District to Light Industrial District** for property generally described as being located east of the intersection of Creek Drive and Marlin Drive.

No. 16RZ025 - Marlin Drive Commercial Park

A request by KTM Design Solutions, Inc for SSST, LLC to consider an application for a **Rezoning from General Agricultural District to General Commercial District** for property generally described as being located in the southwest corner of the intersection of Elk Vale Road and East Minnesota Street.

7. No. 16RZ026 - Marlin Drive Commercial Park

A request by KTM Design Solutions, Inc for SSST, LLC to consider an application for a **Rezoning from General Agricultural District to Office Commercial District** for property generally described as being located west of E. Minnesota Street and south of Marlin Drive.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

\*8. No. 16PD032 - Fountain Springs Business Park

A request by Ian McCain of Lamacchia Group to consider an application for a **Final Planned Development Overlay to allow expansion of an existing financial institution and create additional parking** for property generally described as being located at 2700 N. Plaza 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.*

\*9. No. 16UR017 - Five Star Subdivision

A request by Tyler Smith for Troy Kieffer of Lintz Brothers Pizza to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant** for property generally described as being located at 811 Disk 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.*

10. No. 16CA003 - Amendment to the Comprehensive Plan by adopting the Downtown Area Master Plan (Draft)

A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan by adopting the Downtown Area Master Plan (Draft)**.

11. Discussion Items
12. Staff Items
  - A. Planning Commission appointment to the Utility Support Fund and SAB 28 Fund Oversight Committee
13. Planning Commission Items
14. Committee Reports
  - A. City Council Report (July 5, 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