

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
January 25, 2018- 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 25, 2018 - 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 25, 2018 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.**

*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 # 2**

City of Rapid City Planning Commission  
January 25, 2018 - 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 January 4, 2018 Planning Commission Meeting Minutes.
2. No. 17RZ036 - N and F Subdivision  
A request by KTM Design Solutions, Inc for DTH, LLC to consider an application for a **Rezoning from Low Density Residential District to Medium Density Residential District** for property generally described as being located southwest of the intersection of Degeest Drive and Big Sky Drive.
- \*3. No. 17PD056 - Forefather Flats Subdivision and Starlite Subdivision  
A request by Margaret Grosse Hyatt to consider an application for a **Planned Development Revocation** for property generally described as being located southeast corner of the intersection of Dyess Avenue and E. Mall 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.***

4. No. 17RZ037 - Starlite Subdivision  
A request by Margaret Grosse Hyatt to consider an application for a **Rezoning from Light Industrial District to General Commercial District** for property generally described as being located southeast corner of the intersection of Dyess Avenue and E. Mall Drive.
5. No. 17OA003 - Ordinance Amendment to Clarify Uses in Residential Districts by amending Title 17 of Rapid City Municipal Code  
A request by City of Rapid City to consider an application for an **Ordinance Amendment to Clarify Uses in Residential Districts by amending Title 17 of Rapid City Municipal Code**.
6. No. 17RZ039 - 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 at the intersection of Marlin Drive and Bernelli Drive.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*7. No. 17PD057 - Fifth Street Office Plaza Subdivision  
A request by KTM Design Solutions, Inc for Stoneridge LLC to consider an application for an **Initial and Final Planned Development Overlay to allow a commercial development** for property generally described as being located northeast of the intersection of Parkview Drive and 5th 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.*

8. No. 17RZ038 - Fifth Street Office Plaza Subdivision  
A request by KTM Design Solutions, Inc for Stoneridge LLC to consider an application for a **Rezoning from Low Density Residential District to General Commercial District** for property generally described as being located northwest of the intersection of Parkview Drive and 5th Street.

- \*9. No. 17PD058 - Rushmore Center Subdivision  
A request by KTM Design Solutions, Inc for H & H Development, Inc. to consider an application for a **Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a hotel** for L property generally described as being located north of the Luna Avenue and E. Anamosa Street intersection.

*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. 17UR026 - Original Town of Rapid City  
A request by Rand Decker for Contraband LLC to consider an application for a **Conditional User Permit to allow an Artisan Distillery in the Central Business District** for property generally described as being located at 601 Kansas City 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.***

11. No. 17RZ040 - Section 12, T1N, R7E  
A request by KTM Design Solutions, Inc for Maguire Services, LLC to consider an application for a **Rezoning from Park Forest District to Low Density Residential District** for property generally described as being located southeast of the intersection of Oak Avenue and Indiana Street.

12. Discussion Items

13. Staff Items

14. 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.