

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
April 24, 2014

MEMBERS PRESENT: Karen Bulman, Linda Marchand, Dennis Popp, Kay Rippentrop, Tim R. Rose and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: John Brewer, Erik Braun, Brett Monson, Steve Rolinger, Andrew Scull, and Walt Swan, Jr.

STAFF PRESENT: Brett Limbaugh, Vicki Fisher, Fletcher Lacock, Robert Laroco, Sarah Hanzel, Tim Behlings, Wade Nyberg, Ted Johnson and Andrea Wolff.

Marchand requested that the meeting be delayed for five minutes to see if a quorum could be obtained. At 7:02 quorum was met and the meeting was called to order.

**Marchand 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.**

**Motion by Popp, seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 7 in accordance with the staff recommendations. (6 to 0 with Bulman, Marchand, Popp, Rippentrop, Rose, Scull and Swank voting yes and none voting no)**

**---CONSENT CALENDAR---**

1. Planning Commission approved the April 10, 2014 Planning Commission Meeting Minutes.

2. No. 09TI003 - The Villaggio at Golden Eagle

A request by City of Rapid City to consider an application for a **Resolution to Dissolve Tax Increment District No. 61 - Third Revised Project Plan** for Lot 1, Stoney Creek South #2 Subdivision; Unplatted portion of E1/2 NW1/4 SE1/4; NE1/4 SW1/4 SE1/4 and Golden Eagle Drive located in the NE1/4 SW1/4 SE1/4 including Lots H3 and H4; Lot H1 in the SE1/4 SW1/4 SE1/4; Lot H2 in the SW1/4; Lot H2 in the SW1/4 NW1/4 SE1/4 and the NW1/4 SW1/4 SE1/4; W1/2 NW1/4 SE1/4 less Springbrook Acres Subdivision and Less Lot H2; NW1/4 SW1/4 SE1/4 less Lot H2; S495 feet of NE1/4 SE1/4 less Lot 1; SE1/4 SE1/4; Lot 1, Bendert Subdivision; all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and, Lots 4 and 5, Owen Hibbard Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located between Sheridan Lake Road and South Highway 16 and adjacent to Catron Boulevard.

**Planning Commission recommended that Resolution No. 2014-038 to Dissolve Tax Increment District No. 61 be approved.**

- \*3. No. 14PD002 - Harley-Davidson Subdivision

A request by FourFront Design, Inc for Hog Wild, LLC to consider an application

for a **Major Amendment to a Planned Development to expand the existing commercial business** for Tract 1 of Harley-Davidson Subdivision, located in Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2820 Harley Drive.

**Planning Commission approved the Major Amendment to a Planned Development to expand the existing commercial business with the following stipulations:**

1. A minimum of 541,728 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscape Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
2. A minimum of 234 parking spaces shall be provided. Seven of the parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met;
3. A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
4. Upon submittal of a Building Permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
5. Upon submittal of a Building Permit, a revised site plan shall be submitted showing sidewalks on all street frontages or a Variance shall be obtained from the City Council;
6. Upon submittal of a Building Permit, the Erosion and Sediment Control Plan shall be signed by the property owner;
7. Upon submittal of a Building Permit, the proposed irrigation system shall be revised to connect to the existing water meter or a separate irrigation meter shall be obtained;
8. Prior to issuance of a Certificate of Occupancy for the proposed addition, all outstanding Building Permits shall be completed;
9. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
10. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
11. All signage shall conform to the Sign Code. No electronic signs are being approved as a part of this Major Amendment. All signage not in conformance with the Sign Code or any electronic reader board signs shall require the review and approval of a Major Amendment. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for all signs;
12. All outdoor lighting shall be designed to reflect within the property boundaries so as to not shine on adjoining properties and rights-of-way and not be a hazard to the passing motorist or constitute a nuisance of any kind;

13. All applicable provisions of the adopted International Fire Code shall continually be met;
14. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development or a subsequent Major Amendment; and,
15. The Major Amendment to a Planned Development Overlay shall allow for the expansion of the “Harley Davidson” dealership, an accessory motorcycle training course and to continue to allow an on-sale liquor establishment/retail for temporary special events. The training course shall not be used as a racetrack. Any expansion to the on-sale liquor use shall require a Major Amendment to the Planned Development. Any change in use that is a permitted use in the General Commercial District and in compliance with the Parking Ordinance shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment.

\*4. No. 14UR008 - Section 25, T2N, R7E

A request by City of Rapid City to consider an application for a **Conditional Use Permit to allow a new leisure pool with parking** for Lot A, Lot 1 and 2 of Lot B, Lot C of the SW1/4 of the SW1/4, vacated Taylor Avenue and vacated Minuteman Drive, all located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 818 Anamosa 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.*

Planning Commission approved the Conditional Use Permit to allow a new leisure pool with parking with the following stipulations:

1. A minimum of 96 parking spaces shall be provided. Four of the parking spaces shall be handicap accessible. One of the handicap spaces shall be “van accessible.” All provisions of the Off-Street Parking Ordinance shall be continually met;
2. A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. Upon submittal of a Building Permit, plans shall be prepared and stamped by a licensed Architect and/or Professional Engineer as per SDCL 36-18A;
4. Upon submittal of a Building Permit, mechanical data and details shall be submitted verifying flow metering from the pool discharge at maximum of 46 gallons per minute. In addition, a water main construction plan shall be submitted showing the water main being

looped from Minuteman Drive to Anamosa Street;

5. Upon submittal of a Building Permit, the site plan shall be revised to show a bicycle and pedestrian connection to Minuteman Drive;
6. Upon submittal of a Building Permit, a revised landscaping plan shall be submitted for review and approval. A minimum of 310,520 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscape Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
7. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
8. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
9. All signage shall conform to the Sign Code. No electronic signs are being approved as a part of this Conditional Use Permit. All signage not in conformance with the Sign Code or any electronic reader board signs shall require the review and approval of a Major Amendment. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for all signs;
10. All outdoor lighting shall be designed to reflect within the property boundaries so as to not shine on adjoining properties and rights-of-way and not be a hazard to the passing motorist or constitute a nuisance of any kind;
11. All provisions of the Public District shall be met;
12. All applicable provisions of the adopted International Fire Code shall continually be met;
13. The Conditional Use Permit shall allow for a new leisure pool, parking and a baseball field. Any change in use that is a permitted use in the Public District and in compliance with the Parking Ordinance shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Public District shall require the review and approval of a Major Amendment.

\*5. No. 14PD007 - North Rapid Addition #2

A request by Fisk Land Surveying and Consulting Engineers, Inc for Black Hills Habitat for Humanity to consider an application for a **Final Planned Development Overlay to construct townhomes** for proposed Lots 1 thru 4 of Block 76 of North Rapid Addition #2, legally described as a parcel of land located in Section Thirty-Six (36) of Township Two North (T2N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: All of Block 76 of North Rapid Addition #2, less the following: Beginning at the southeast corner of said Block 76 of North Rapid Addition #2, said corner being marked with a rebar; thence, westerly on the south line of said Block 76 of North Rapid Addition #2, North 89 degrees 57 minutes 08 seconds West, a distance of 133.62 feet more or less to a point marked by a rebar with survey cap "RW FISK 6565"; thence, North 00 degrees 02 minutes 33 seconds East, a distance of 11.00 feet more or less to a point

marked by a rebar with survey cap "RW FISK 6565"; thence, curving to the left on a curve with a radius of 45.00 feet, a delta of 18 degrees 43 minutes 06 seconds, an arc length of 14.70 feet, and a chord bearing of North 9 degrees 19 minutes 00 seconds West and chord distance of 14.64 feet more or less to a point marked by a rebar with survey cap "RW FISK 6565";thence, North 18 degrees 40 minutes 33 seconds West a distance of 64.26 feet more or less to a point marked by a rebar with survey cap "RW FISK 6565"; thence, curving to the right on a curve with a radius of 110.00 feet, a delta of 18 degrees 40 minutes 32 seconds, an arc length of 35.85 feet, and a chord bearing of North 9 degrees 20 minutes 16 seconds West and chord distance of 35.70 feet more or less to a point marked by a rebar with survey cap "RW FISK 6565";thence, North 0 degrees 00 minutes 00 seconds East a distance of 57.14 feet more or less to a point marked by a rebar with survey cap "RW FISK 6565";thence, curving to the right on a curve with a radius of 110.00 feet, a delta of 22 degrees 12 minutes 48 seconds, an arc length of 42.65 feet, and a chord bearing of North 11 degrees 06 minutes 24 seconds East and chord distance of 42.38 feet more or less to a point marked by a rebar with survey cap "RW FISK 6565";thence, North 22 degrees 12 minutes 48 seconds East a distance of 19.14 feet more or less to a point marked by a rebar with survey cap "RW FISK 6565";thence, North 90 degrees 00 minutes 00 seconds East a distance of 147.20 feet more or less to a point on the east line of said Block 76 of North Rapid Addition #2, said point being marked by a rebar with survey cap "RW FISK 6565";thence, southerly on the east line of said Block 76 of North Rapid Addition #2, South 00 degrees 03 minutes 39 seconds West a distance of 238.10 feet more or less to the point of beginning, more generally described as being located at 925 Dilger Avenue.

**Planning Commission approved the Final Planned Development Overlay to construct townhomes with the following stipulations:**

- 1. Acknowledge the previously granted Exception to reduce the minimum required front yard setback from 25 feet to 18.5 feet for proposed Lots 2A and 2C and from 25 feet to 20.5 feet for the remainder of the proposed townhome units located on Lots 1 through 4;**
- 2. Acknowledge the previously granted Exception to reduce the minimum required side yard setback for carports located on Lots 1A and 1B, Lots 2B and 2C, Lots 3B and 3C and Lots 4A and 4B from eight feet to zero feet provided that fire resistive construction materials are used;**
- 3. Acknowledge the previously granted Exception to reduce the rear yard setback for the proposed apartment building from 25 feet to 14.5 feet;**
- 4. Acknowledge the previously granted Exception to reduce the minimum required parking aisle width from 26 feet to 24 feet for the existing parking lot located adjacent to the Garfield School building;**
- 5. A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
- 6. Prior to issuance of a Building Permit, Development Engineering**

Plans shall be approved;

7. Prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved for each townhome lot;
8. Upon submittal of a Building Permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
9. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
10. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
11. All applicable provisions of the adopted International Fire Code shall continually be met;
12. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment; and,
13. The Final Planned Development Overlay shall allow for a total of 12 townhome units in three unit blocks with alley accessed carports to be constructed on the property. Any change in use that is a permitted use in the Medium Density Residential District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment.

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6. No. 14RZ003 - Feigels Addition

A request by Shawn Brinkman to consider an application for a **Rezoning from Medium Density Residential District to General Commercial District** for Lots 11 and 12 of Block 3 of Feigels Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 607 E. Madison Street.

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

7. No. 14OA004 - Ordinance Amendment to allow camouflaged cellular communications antenna structures and associated utility buildings as a Conditional Use in the Park Forest District

A request by John M. Rowe for Cellular Inc. Network Corporation, d/b/a Verizon Wireless to consider an application for an **Ordinance Amendment to allow camouflaged cellular communications antenna structures and associated utility buildings as a Conditional Use in the Park Forest.**



Planning Commission acknowledged the applicant's withdrawal of the Ordinance Amendment to allow camouflaged cellular communications antenna structures and associated utility buildings as a Conditional Use in the Park Forest District.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

\*8. No. 14PD005 - Huffman Subdivision

A request by Renner and Associates, LLC for Peco Kid, LLC to consider an application for a **Final Planned Development to allow a restaurant** for Lot 2A of Huffman Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1323 East North Street.

Laroco presented the item and reviewed the slides. Laroco stated that the applicant is working on the required parking and access agreement with the adjacent property owner. As such, Laroco presented staff's recommendation that the application for **Final Planned Development to allow a restaurant** be approved with stipulations.

Rose moved, Bulman seconded and unanimously carried to approve the **Final Planned Development to allow a restaurant** with the following stipulations:

1. A building permit shall be obtained prior to construction. A certificate of occupancy shall be obtained prior to initiation of the use;
2. Prior to issuance of a building permit, an air quality permit shall be obtained;
3. Prior to issuance of a building permit, all redline comments for the frontage road and the proposed restaurant shall be addressed and all marked plans shall be returned to Public Works;
4. Prior to issuance of a building permit, one set of final, signed and sealed construction plans of the frontage road shall be submitted to Public Works for review and approval. In addition, a final, signed and sealed Geotechnical Analysis and Recommendations for the construction of the frontage road shall be submitted to Public Works. All construction of the frontage road shall comply with the standards set forth by the Rapid City Infrastructure Design Criteria Manual and the Rapid City requirements for subdivision improvements, including project acceptance and providing two year warranty and warranty surety. The applicant shall provide continuous traffic control on the site, including signage, barricades, detours, flaggers, and other control measures as needed throughout the duration of the project. At least 10 days prior to the initiation of construction of the frontage road improvements, the applicant shall schedule a preconstruction meeting with Public Works staff and notify the City a minimum of 48 hours prior to commencement of construction;

5. Prior to issuance of a building permit, the Shared Parking and Access Easement shall be revised to reflect the revised site layout. A copy of the revised Easement shall be submitted to Community Planning and Development Services;
6. Prior to issuance of a building permit, plans shall be revised to identify all required fire protections and alarm systems. All provisions of the International Fire Code shall be continually maintained;
7. Prior to issuance of a Certificate of Occupancy, temporary or permanent erosion and sediment control measures must be installed;
8. All plans shall be prepared and stamped by a registered professional pursuant to SDCL 36-18A;
9. A minimum of 32 standard parking spaces and 14 stacked parking spaces shall be provided. A minimum of 2 of the provided off-street parking spaces shall be handicap accessible. One of the handicap parking spaces shall be van accessible. All parking shall comply with the submitted site plans and the requirements of the Rapid City Parking Ordinance;
10. A minimum of 63,554 points of landscaping shall be provided on the property. All landscaping shall be installed and maintained in compliance with the Rapid City Landscaping Ordinance and the submitted Landscaping Plan;
11. All signage shall comply with the requirements of the Rapid City Sign Code. A copy of any agreements for the use of the Joint Identification Sign located on the property shall be submitted to Community Planning and Development Services. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development. The addition of LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for each sign;
12. All lighting shall be designed to reflect within the property boundaries so as to not shine on adjoining properties and rights-of-way and not be a hazard to the passing motorist or constitute a nuisance of any kind;
13. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of a Major Amendment to this Planned Development, and;
14. This Final Planned Development shall allow for the development of a restaurant. Any uses permitted in the General Commercial District shall be permitted, contingent upon obtaining a building permit and provision of sufficient off-street parking. Any conditional uses in the General Commercial District shall require the review and approval of a Major Amendment to the Planned Development. (6 to 0 with Bulman, Marchand, Popp, Rippentrop, Rose and Swank voting yes and none voting no)

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***Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

9. No. 14OA005 - Ordinance Amendment to Amend Chapter 17.16 of the Rapid City Municipal Code to Allow a Pet Store as a Conditional Use in the Central Business District

A request by City of Rapid City to consider an application for a **Ordinance Amendment to Amend Chapter 17.16 of the Rapid City Municipal Code to Allow a Pet Store as a Conditional Use in the Central Business District.**

Fisher presented the application and briefly reviewed the history leading up to the amendment of the current ordinance. Fisher reviewed the criteria for a pet store that will be required by the ordinance. Fisher noted that the Ordinance Amendment specifies that this will be a Conditional Use in the Central Business District to allow the individual review of each request as they are submitted.

Betty Backus, 3505 Cypress Court, voiced her support of the existing business.

Laura Haeder, 3855 Cambell Street #13, spoke in support of the existing business.

Bulman stated that it is important to identify and address this use in the Central Business District which will serve as a tool to ensure that any future pet stores operate within the established criteria set forth in the Rapid City Municipal Ordinance.

Amanda Scott, City Council Liaison, clarified the approval process for the Ordinance Amendment and that a Conditional Use Permit will need to be applied for once that has been completed.

**Popp moved, Rose seconded and unanimously carried to recommend that the Ordinance Amendment to amend Chapter 17.16 of the Rapid City Municipal Code to allow a pet store as a Conditional Use in the Central Business District be approved. (6 to 0 with Bulman, Marchand, Popp, Rippentrop, Rose and Swank voting yes and none voting no)**

- \*10. No. 14PD008 - Original Town Site

A request by 42nd Street Design Studio for The Seed, LLC to consider an application for an **Initial Planned Development Overlay to allow a mix of commercial uses with storage in excess of 5,000 square feet in the General Commercial District** for Lots 6 thru 16 of Block 76, Original Town Site, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 412 5th Street.

Lacock presented the application and reviewed the slides. Lacock stated that any change in use will require a Major Amendment to the Planned Development and noted that the property owner will be required to initiate a covenant agreement in regards to sprinkling the building. Lacock presented staff's recommendation that the application for an **Initial Planned Development Overlay to allow a mix of**

**commercial uses with storage in excess of 5,000 square feet in the General Commercial District** be approved with stipulations.

Tim Behlings stated that the Fire Department is excited to see the building being improved for re-use and that they are working with the property owner to ensure its safety.

In response to a request from Popp, Lacock reviewed the parking plan for the property and the limitation of the parking due to the fully developed status of the property and surrounding area.

Discussion regarding the issue of downtown parking followed.

**Rose moved, Bulman seconded and unanimously carried to approve the Initial Planned Development Overlay to allow a mix of commercial uses with storage in excess of 5,000 square feet in the General Commercial District with the following stipulations:**

- 1. An Exception is hereby granted to reduce the minimum required parking from 42 parking spaces to 29 parking spaces. Two of the 29 parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met. Any change in use shall require that additional parking in compliance with the off-street parking ordinance be met or an Amendment to the Planned Development shall be obtained as needed;**
- 2. An Exception is hereby granted to reduce the minimum required front yard setback from 25 feet to zero feet for the existing structures located on the property. Any future redevelopment of the property shall be constructed in compliance with the minimum setbacks as per Chapter 17.18 of the Rapid City Municipal Code;**
- 3. An Exception is hereby granted to allow 11,807 square feet of storage in lieu of the maximum allowed 5,000 square feet in the General Commercial District;**
- 4. Upon submittal of a Final Planned Development Overlay, a landscaping plan shall be submitted. A minimum of 16,500 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscape Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;**
- 5. Upon submittal of a Final Planned Development, the site plan shall be revised to show paved parking or an Exception shall be requested to allow porous paving as an alternative material. In addition, information shall be submitted to support the use of porous paving in the South Dakota climate and details on the type of porous paving to be used;**
- 6. Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval. No electronic signs are being approved as a part of this Initial Planned**

**Development.** All signage not in conformance with the Sign Code shall require a Major Amendment to the Planned Development. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign. The approval of the Historic Sign Review Committee shall be obtained prior to obtaining a Sign Permit;

7. Upon submittal of a Final Planned Development Overlay application, a lighting package shall be submitted for review and approval. All outdoor lighting shall be designed to reflect within the property boundaries so as to not shine on adjoining properties and rights-of-way and not be a hazard to the passing motorist or constitute a nuisance of any kind;
8. Upon submittal of a Final Planned Development Overlay application, a utility plan showing any proposed water and sanitary sewer services shall be submitted for review and approval;
9. Upon submittal of a Final Planned Development Overlay application, the site plan shall be revised to identify the location of directional signage that directs vehicles to not exit onto 5<sup>th</sup> Street;
10. A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
11. Prior to issuance of a building permit for any future changes to the interior or exterior façade, an 11.1 Historic Review shall be approved;
12. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development;
13. Prior to issuance of a Building Permit, the property owner shall initiate a covenant agreement in operation with the Rapid City Fire Department to provide the required fire protection systems within an acceptable time frame;
14. This Initial Planned Development shall allow for a dance studio, an interior design office, retail space and 11,807 square feet of storage. Any change in use shall require a Major Amendment to the Planned Development; and,
15. A Final Planned Development Overlay shall be approved prior to issuance of a Building Permit. (6 to 0 with Bulman, Marchand, Popp, Rippentrop, Rose and Swank 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

11. Discussion Items

None

12. Staff Items

None

13. Planning Commission Items

None

14. Committee Reports

- A. City Council Report (April 7, 2014)  
The City Council concurred with the recommendations of the Planning Commission.
- B. Building Board of Appeals
- C. Zoning Board of Adjustment
- D. Capital Improvements Subcommittee
- E. Tax Increment Financing Committee

**There being no further business, Rose moved, Bulman seconded and unanimously carried to adjourn the meeting at 7:36 a.m. (6 to 0 with Bulman, Marchand, Popp, Rippentrop, Rose and Swank voting yes and none voting no)**