

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
November 24, 2021- 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
November 24, 2021 - 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, November 24, 2021 at 7:00 a.m. in the City Council Meeting Room at 300 6th 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 Development so that appropriate auxiliary aids and services are available.

AGENDA # 2

City of Rapid City Planning Commission
November 24, 2021 - 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 November 4, 2021 Planning Commission Meeting Minutes.
2. No. 21RZ025 - Feigels Addition
A request by Lester Miles to consider an application for a **Rezoning request from Medium Density Residential District to General Commercial District** for property generally described as being located for 420 Spruce Street.
3. No. 21RZ026 - Section 29, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request from No Use District to Light Industrial District** for property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.
4. No. 21RZ027 - Section 20, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request from No Use District to Heavy Industrial District** for property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.
5. No. 21RZ028 - Section 29, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request**

from No Use District to General Commercial District for property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.

6. No. 21RZ029 - Section 29, T1N, R8E

A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request from No Use District to Heavy Industrial District** property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.

*7. No. 21PD037 - Fifth Street Office Plaza

A request by TJ Wojtanowicz for Enchanted, LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for property generally described as being located at 4815 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

*8. No. 21PD038 - Original Town of Rapid City

A request by FMG Engineering for C. R. Lloyd Associates, Inc. to consider an application for an **Initial Planned Development Overlay to allow a mixed-use development** for property generally described as being located at 525 Saint Joseph 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

*9. No. 21PD039 - Superpumper Addition

A request by KTM for DTJ, LLC to consider an application for an **Initial Planned Development Overlay to allow mini warehousing** for property generally described as being located northwest of the Cambell Street and E. Fairmont Boulevard 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

*10. No. 21PD040 - Rushmore Center

A request by Peco Kid, LLC to consider an application for a **Revocation of a Final Planned Development Overlay and a Planned Development Designation** for property generally described as being located at 1440 Luna Avenue.

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.

*11. No. 21PD041 - Discovery Subdivision

A request by KTM for Moyle Petroleum Company to consider an application for a **Major Amendment to a Planned Development Overlay to allow a medical cannabis dispensary** for property generally described as being located at 1624 Discovery Circle.

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. 21PD042 - Orchard Meadows

A request by KTM for Moyle Petroleum Company to consider an application for a **Final Planned Development Overlay to allow a medical cannabis dispensary** for property generally described as being located at 2421 Elderberry Boulevard.

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.

*13. No. 21PD043 - Rushmore Crossing

A request by Jon Lesselyoung for Rushmore Crossing Associates, LLC to consider an application for a **Major Amendment to a Planned Development Overlay to allow addition signage** for property generally described as being located at 1601 Eglin 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

14. No. 21PL107 - Red Rock Shadows Subdivision

A request by KTM Design Solutions, Inc for Redrock Apartments LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 12 of Block 2 of Red Rock Shadows Subdivision, property generally described as being located southwest of the intersection of Muirfield Drive and Portrush Road.

15. No. 21PL109 - Murray Subdivision

A request by KTM Design Solutions, Inc for Susan Murray to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Murray Subdivision, property generally described as being located at 6600 Bighorn

Road.

16. No. 21PL111 - Lovell Subdivision

A request by Renner Associates, LLC for Mike Holmberg to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1A of 1B of Lovell Subdivision, property generally described as being located at 23359 Bradsky Road.

17. No. 21PL118 - Diamond Ridge Subdivision

A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 27 of Block 2, Lots 12 thru 37 of Block 4, Lots 1 thru 4 of Block 8, Lots 1 thru 7 of Block 9 of Diamond Ridge Subdivision, property generally described as being located east of the intersection of Valley Drive and Homestead Street.

18. No. 21PL120 - Black Hills Center Subdivision

A request by FMG Engineering for Scull Construction Service, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 10 of Block 2 of Black Hills Center Subdivision, property generally described as being located northeast of the intersection of Black Hills Boulevard and Carton Boulevard.

*19. No. 21UR025 - Jackson View Addition

A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a Medical Cannabis Dispensary** for property generally described as being located at 1002 Jackson Boulevard.

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.

*20. No. 21UR026 - Foley Subdivision

A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** property generally described as being located at 2706 E. Highway 44.

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.

*21. No. 21UR027 - Providence Addition

A request by 605 Organic LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 2604 West Main 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 Development by close

of business on the seventh full calendar day following action by the Planning Commission.

*22. No. 21UR030 - Fiegels Subdivision

A request by Hive Collective LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** property generally described as being located at 918 East North 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

*23. No. 21UR035 - Original Town of Rapid City

A request by TGIAM 508 LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 631 Main 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

*24. No. 21UR036 - Devine Subdivision

A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 1513 E. Philadelphia 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 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---

25. No. 21RZ019 - Highpointe Ranch Subdivision

A request by KTM Design Solutions, Inc for Watershed II, LLC to consider an application for a **Rezoning request from No Use District to Low Density Residential District II** for property generally described as being located north of terminus of Cloud Peak Drive.

*26. No. 21PL091 - Highpointe Ranch North

A request by KTM Design Solutions, Inc for Watershed Development, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 53 of Block 1, Lots 1 thru 66 of Block 2, Lots 1 thru 27 of Block 3, Lots 1 thru 9 and Common Lot of Block 4, 1A, 1B, 2A, 2B, 3, 4A, 4B, 5A, 5B, 6A, 6B, 7 thru

15 of Block 5, Lots 1 thru 4 of Block 6 of Highpointe Ranch North, property generally described as being located north of current terminus of Cloud Peak Drive.

*27. No. 21PD033 - Section 26, T2N, R7E

A request by Dream Design International, Inc for Salmon River, LLC to consider an application for an **Initial Planned Development Overlay to allow a hotel and mixed use condominium development** for property generally described as being located at 6400 Mount Rushmore Road.

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.

*28. No. 21PD044 - Northern Heights Subdivision

A request by Hive Collective LLC to consider an application for a **Major Amendment to Final Planned Development Overlay to allow a medical cannabis dispensary** for property generally described as being located at 1315 Haines Avenue Suite C.

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.

*29. No. 21UR032 - Red Cliff Terrace

A request by KTM Design Solutions, Inc for Moyle Petroleum Company to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 4260 Canyon Lake 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 Development by close of business on the seventh full calendar day following action by the Planning Commission.

*30. No. 21UR021 - Greenway Tract

A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 2120 W. Main Street, Unit #1.

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.

- *31. No. 21UR022 - Greenway Tract
A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** property generally described as being located at 2120 W. Main Street, Suite 3.

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.

- *32. No. 21UR023 - Greenway Tract
A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 2120 W. Main Street, Suite 4.

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.

- *33. No. 21UR024 - Greenway Tract
A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 2120 W. Main Street, Suite 5.

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.

- *34. No. 21UR028 - Gateway Addition
A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 1401 West Omaha, Unit 100.

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.

- *35. No. 21UR029 - Gateway Addition
A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** property generally described as being located at 1401 West Omaha, Suite 200.

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.

*36. No. 21UR034 - Arches Addition

A request by KTM Design Solutions, Inc for Moyle Petroleum Company to consider an application for a **Conditional Use Permit to allow a medical cannabis dispensary** for property generally described as being located at 2640 Mount Rushmore Road.

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.

37. Discussion Items

38. Staff Items

39. 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.