

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
April 21, 2022- 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  
April 21, 2022 - 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, April 21, 2022 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 Development so that appropriate auxiliary aids and services are available.*

## **AGENDA # 2**

City of Rapid City Planning Commission  
April 21, 2022 - 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 April 7, 2022 Planning Commission Meeting Minutes.
2. No. 22PL028 - Garden Lane Subdivision  
A request by Renner Associates, LLC for Wind River, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1R and Lot 2A and Lot B of Garden Lane Subdivision, property generally described as being located at 2905 Garden Lane.
3. No. 22PL029 - Forest Hills Subdivision No. 2  
A request by KTM Design Solutions, Inc for Evan and Rozalyn Hays to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Forest Hills Subdivision No. 2, property generally described as being located at 1539 Forest Hills Drive.
4. No. 22RZ003 - Big Sky Business Park  
A request by Indigo Design, LLC for Dakota Heartland, Inc. to consider an application for a **Rezoning request from General Commercial District to Office Commercial District** for property generally described as being located at 4112 Berniece Street.
- \*5. No. 22PD018 - Fountain Spring Business Park  
A request by TerraSite Design for Jaro Turek to consider an application for an **Initial and Final Planned Development to allow industrial uses** for property generally described as being located southwest of the intersection of S Plaza

Boulevard and Harmony Heights Lane.

***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.***

\*6. No. 22PD020 - Black Hills Center

A request by FMG Engineering for Scull Construction Service, Inc. to consider an application for a **Final Planned Development Overlay to allow a liquor store** for property generally described as being located southeast of the intersection of Black Hills Boulevard and Catron 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

\*7. No. 22PD017 - Sale Barn Subdivision

A request by Bob Fuchs Fat Boy, Inc. to consider an application for a **Major Amendment to a Planned Development Overlay to allow wine manufacturing** for property generally described as being located at 940 Kennel 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.***

\*8. No. 22UR005 - Original Town of Rapid City

A request by Justin Henrichsen to consider an application for a **Major Amendment to a Conditional Use Permit to allow on-sale in conjunction with a restaurant** for property generally described as being located at 627 St. 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. 22PD013 - Section 24, T2N, R7E

A request by Joshua Hemberger for NDN Holdings, LLC to consider an application for an **Initial Planned Development Overlay to allow a school and a residential development** for property generally described as being located southeast of Haines Avenue and Country 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.***

\*10. No. 22PD007 - Original Town of Rapid City

A request by FMG Engineering for Lloyd Associates, Inc. to consider an application for a **Final Planned Development Overlay to allow a mixed use development** for property generally described as being located at 525 St. 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.***

11. No. 22TI002 - Black Hills Industrial Center, LLC

A request by Dream Design International, Inc for Black Hills Industrial Center, LLC to consider an application for a **Resolution to Create a Tax Increment Finance District and a Resolution to adopt a Project Plan for the Black Hills Industrial Center** for property generally described as being located SD Highway 79 and Old Folsom Road.

12. Discussion Items

13. Staff Items

A. Eglin Street Update from Public Works Department

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.