

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
August 4, 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
August 4, 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, August 4, 2022 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.

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AGENDA # 2

City of Rapid City Planning Commission
August 4, 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 July 21, 2022 Planning Commission Meeting Minutes.
2. No. 04TI013 - Section 26 and Section 35, T2N, R7E
A request by City of Rapid City to consider an application for a **Resolution of Dissolution of Tax Increment District #50** for property generally described as being located in the northwest quadrant of Omaha Street and I-190.
3. No. 22PL067 - Maclovio Hills Subdivision
A request by Renner Associates, LLC for Brent Hill to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 10 of Block 1, Lots 1 thru 6 and Drainage Lot 1 of Block 2, Lots 1 and 2 of Block 3, Lots 1 and 2 of Block 4 and Lot 1 and Drainage Lot 1 of Block 5 of Maclovio Hills Subdivision property generally described as being located north of the current terminus of Tupelo Drive.
4. No. 22VR005 - Sections 32 and 33, T2N, R8E
A request by KTM Design Solutions, Inc for BH Capital LLC to consider an application for a **Vacation of Section Line Right-of-Way** property generally described as being located north of the northern terminus of N. Valley Drive.
5. No. 22PL079 - Maze Subdivision
A request by KTM Design Solutions, Inc for Salmon River, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Block 1 of Maze Subdivision, property generally described as being located southeast of the intersection of Tucker Street and Mt. Rushmore Road.

6. No. 22PL080 - Buffalo Crossing East
A request by KTM Design Solutions, Inc for HRR Investment LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 Block 1 of Buffalo Crossing East, property generally described as being located northwest of the intersection of Promise Road and Mt. Rushmore Road.
7. No. 22RZ011 - Section 28, T2N, R8E
A request by FMG Engineering for Inland Truck Parts Company to consider an application for a **Rezoning request from Heavy Industrial District to Light Industrial District** for property generally described as being located east of Dyess Avenue and north of E. Mall Drive.
8. No. 22RZ012 - Section 33, T2N, R8E
A request by KTM Design Solutions, Inc for BH Capital LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being located north of Fran Way.
9. No. 22RZ013 - Section 33, T2N, R8E
A request by KTM Design Solutions, Inc for BH Capital LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being located along north of Fran Way.
- *10. No. 22PD037 - McMahon Subdivision
A request by Upper Deck Architects Inc for Pennington County Housing and Redevelopment Commission to consider an application for a **Final Planned Development Overlay to allow an apartment complex** property generally described as being located east of the northern terminus of Champion 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.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *11. No. 22PD038 - Skyline Pines East Subdivision
A request by FMG Engineering for Scull Construction Service, Inc. to consider an application for a **Final Planned Development to allow an office building with storage** for property generally described as being located at 3046 Tower 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.

*12. No. 22UR017 - Foley 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 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.

*13. No. 22UR018 - Marshall Subdivision

A request by Logan Beckett to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located 859 Valley 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.

14. Staff and Planning Commission Discussion Items