

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
October 27, 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  
October 27, 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, October 27, 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  
October 27, 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 October 6, 2022 Planning Commission Meeting Minutes.
2. No. 22PL104 - Village on the Green No. 3  
A request by AE2S, LLC for Chad and Kelly Bouma to consider an application for a **Preliminary Subdivision Plan** for Lot 1R of Block 2 of Village on the Green No.3, property generally described as being located on Anna Court.

- \*3. No. 22PD046 - Moon Meadows Ridge Subdivision  
A request by Founding Equity Land Partner, LLC to consider an application for a **Revocation of a portion of an Initial Planned Development Overlay** for property generally described as being located east of Healing Way, south of Moon Meadows 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.***

- \*4. No. 22UR023 - Section 22, T1N, R7E  
A request by Plum Creek Homes to consider an application for a **Conditional Use Permit to allow an oversized garage** for property described as being located at 2102 Highwood 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

\*5. No. 22PD041 - McMahon Subdivision

A request by Logan Poe for DSM Property Services to consider an application for a **Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with video lottery for a convenience store** for property generally described as being located at 3343 Haines 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.***

\*6. No. 22PD045 - Fifth Street Office Plaza

A request by Oscar Vega Andrade to consider an application for a **Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a restaurant** for property generally described as being located at 4831 5th Street, Suite 101.

***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.***

\*7. No. 22PD048 - McMahon Industrial Park Subdivision No. 2

A request by Joshua Hemberger for NDN Holdings, LLC to consider an application for a **Final Planned Development Overlay to allow a school** for property generally described as being located southeast of N. 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.***

8. No. 22TI003 - Sections 21, 28 and 29, T2N, R8E

A request by Indigo Design, LLC for Youth Soccer Infrastructure, LLC to consider an application for a **Resolution to Create Tax Increment Financing District and Resolution to Adopt a Project Plan** for property generally described as being located north of Seger Drive, south of Country Road, west of N. Elk Vale Road and

east of Dyess Avenue.

9. Staff and Planning Commission Discussion Items