

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
November 23, 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
November 23, 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, November 23, 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.

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 23, 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 November 10, 2022 Planning Commission Meeting Minutes.
2. No. 22PL114 - JZ Estates
A request by KTM Design Solutions, Inc for Jon and Lanceine Ziegler to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of JZ Estates, property generally described as being located north of Carstens Drive, east of Roland Drive and west of Wallace Street.
3. No. 22PL115 - Diamond Ridge Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream II, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 and Lot 2 of Block 5 of Diamond Ridge Subdivision, property generally described as being located south of the intersection of Diamond Ridge Boulevard and Cadillac Drive.
4. No. 22PL116 - Minnesota Park Subdivision
A request by KTM Design Solutions, Inc for Black Hills Federal Credit Union to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Lot 1 of Block 2 of Minnesota Subdivision, property generally described as being located 111 Minnesota Street.
5. No. 22RZ015 - Diamond Ridge Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream II, LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District II** for property generally described as being located south of the intersection of Diamond Ridge Boulevard and Cadillac Drive.

- *6. No. 22UR026 - Sheridan Park Subdivision
A request by KTM Design Solutions, Inc for Moyle Petroleum Company to consider an application for a **Conditional Use Permit to allow off-sale in conjunction with a service establishment** for property generally described as being located at 2808 Sheridan Lake 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.

7. No. 22VR006 - Green Acres Addition
A request by ACES for Big D Oil Co to consider an application for a **Vacation of Right-of-Way** for property generally described as being located between Vale Street and St. Onge Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *8. 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** 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.

9. No. 22RZ016 - Anamosa Crossing Subdivision
A request by FMG Engineering for Ryan Tobin to consider an application for a **Rezoning from General Commercial District to Office Commercial District** for property generally described as being located north of Camden Drive east of E. Anamosa Street.

- *10. No. 22PD051 - Original Town of Rapid City
A request by Optimum Mental Healthcare Professionals to consider an application for a **Final Planned Development Overlay to allow medical clinic** for property generally described as being located at 804 West 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.

- *11. No. 22UR028 - North Side Addition

A request by Joseph Barb for Family Connections Center Inc. to consider an application for a **Conditional Use Permit to allow a young adult drop-in and transitional housing Center** for property generally described as being located at 706 Monroe 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.

*12. No. 22PD031 - Sections 19, 29 and 30, T2N, R8E

A request by Ferber Engineering Co., Inc for Dakota Storytellers, LLC to consider an application for a **Planned Unit Development Zoning District** for property generally described as being located east of N. LaCrosse Street and north of Mall Drive.

13. Staff and Planning Commission Discussion Items