

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
June 4, 2020 - 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  
June 4, 2020 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the May 7, 2020 Zoning Board of Adjustment Meeting Minutes.
2. No. 20VA004 - Airport Addition  
A request by KLJ for Nick Tilsen of NDN Collective to consider an application for a **Variance request to reduce the required setback from 25 feet to 6.57 feet for a side yard abutting a street** property generally described as being located 408 Knollwood Drive.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment 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.

*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  
June 4, 2020 - 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 May 21, 2020 Planning Commission Meeting Minutes.
2. No. 20AN002 - Northeast of the intersection of Jolly Lane and E. Highway 44  
A request by Cross Country Real Estate LLC to consider an application for a **Petition of De-Annexation** for property generally described as being located in Section 10, T1N, R8E.
3. No. 20RZ031 - Southeast of the intersection of N. Creek Drive and Eglin Street  
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a **Rezoning request from General Agricultural District to Light Industrial District** for property generally described as being located in North Valley Park Subdivision.
4. No. 20RZ032 - 726 South Street  
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to High Density Residential District** for property generally described as being located in Original Town of Rapid City.
5. No. 20PL034 - North of Diamond Ridge Subdivision  
A request by KTM Design Solutions, Inc for Yasmeen Dream 11, LLC to consider an application for a **Preliminary Subdivision** for proposed Lots 2 thru 28 of Block 3, Lots 2 thru 11 of Block 4, Lots 1 thru 16 of Block 7 of Diamond Ridge Subdivision, property generally described as being located in Diamond Ridge Subdivision.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

6. No. 20OA002 - Ordinance to Clarify the Retail Sales Component for Microbreweries as Conditional Uses in the Light Industrial District by Amending Section 17.22.030N of the Rapid City Municipal Code  
A request by City of Rapid City to consider an application for an **Ordinance to Clarify the Retail Sales Component for Microbreweries as Conditional Uses in the Light Industrial District by Amending Section 17.22.030N of the Rapid City Municipal Code.**
7. No. 20RZ030 - North of the intersection of East Stumer Road and Shelby Avenue  
A request by City of Rapid City to consider an application for a **Rezoning request from Office Commercial District to Medium Density Residential District** for property generally described as being located in Section 19, T1N, R8E.
8. Discussion Items
9. Staff Items
10. 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.