

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
WEDNESDAY  
November 25, 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  
WEDNESDAY  
November 25, 2020, 2020 - 7:00 A.M.  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the September 24, 2020 Zoning Board of Adjustment Minutes.
2. Discussion Items
3. Staff Items
4. 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.

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## **AGENDA # 2**

City of Rapid City Planning Commission

WEDNESDAY

November 25, 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 November 5, 2020 Planning Commission Meeting Minutes.
2. No. 20RZ037 - 2829, 2833, 2837, 2841 and 2845 Horizon Point  
A request by Tony Marshall for Table Rock Inc. to consider an application for a **Rezoning request from Low Density Residential District II to Medium Density Residential District** for property generally described as being located in Brielle Subdivision.
3. No. 20PL081 - East of the current terminus of Blackpowder Road, south of Knuckleduster Road  
A request by Davis Engineering, Inc for Murphy Brothers Partnership, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 19 thru 31 of Block 11, Lots 12 thru 18 of Block 13 and Lot H of Murphy Ranch Estates Subdivision, property generally described as being located in Murphy Ranch Estates Subdivision.
4. No. 20PL083 - 8204 and 8208 Nemo Road  
A request by Fisk Land Surveying & Consulting Engineers, Inc for James Nelson to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2JN Subdivision, property generally described as being located in JN Subdivision.

5. No. 20PL085 - Southwest of the intersection of Tower Road and Tower Court  
A request by Longbranch Civil Engineering, Inc for Tony Marshall to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A thru Q of Brielle Subdivision No. 2, property generally described as being located Brielle Subdivision No. 2.
6. No. 20RZ038 - 2233 and 2341 N. Elk Vale Road  
A request by Ferber Engineering Company for B2 Holdings to consider an application for a **Rezoning request from Planned Unit Development to General Commercial District** for property generally described as being located in I-90 Heartland Business Park.
- \*7. No. 20UR023 - North of existing Red Rock Subdivision  
A request by Wyss Associates, Inc for Watershed Development, LLC to consider an application for a **Conditional Use Permit for a Community Park** for property generally described as being located in Highpointe Ranch Subdivision.

***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. 20VR004 - 320 North 4th Street  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Rapid City Club for Boys to consider an application for a **Vacation of Right-of-Way** for property generally described as being located in Rapid City Greenway Tract.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*9. No. 20PD031 - 425 Bentley Lane  
A request by KGI Wireless for CommNet Cellular Inc. d/b/a Verizon Wireless to consider an application for a **Major Amendment to a Planned Development Overlay to allow a communications tower** for property generally described as being located in North 80\_Subdivision.

***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. 20UR022 - 5480 Pine Tree Drive  
A request by Joseph and Shelby Keeton to consider an application for a **Conditional Use Permit to allow an over-sized garage** for property generally described as being located in Wildwood Subdivision.

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***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. Discussion Items
12. Staff Items
13. Planning Commission Items

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