

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
January 7, 2021 - 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
January 7, 2021 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. No. 20VA009 - 1017 West Boulevard
A request by Tim J. Rangitsch to consider an application for a **Variance to reduce front yard setback from 35 feet to 22.5 feet; to reduce rear yard setback from 5 feet to 2.7 feet; to reduce side yard setback from 5 feet to 0.8 feet; to increase lot coverage from 30% to 52% for an existing garage** for the S1/2 of Lot 12 and all of Lot 13 of Block 22, Boulevard Addition, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, generally described as being located at Boulevard Addition.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
January 7, 2021 - 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 December 10, 2020 Planning Commission Meeting Minutes.
2. No. 20PL090 - 524 and 526 Topaz Lane
A request by Fisk Land Surveying & Consulting Engineers, Inc for Caekaert Construction, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 18A and Lot 18B of Block 1 of Gemstone Subdivision, legally described as property generally described as being located in Gemstone Subdivision.
- *3. No. 20PD033 - East of Marlin Drive
A request by KTM Design Solutions, Inc for SSST, LLC to consider an application for an **Initial Planned Development Overlay to allow a townhome apartment development** for property generally described as being located in Marlin Drive Commercial Park.

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. 20UR026 - 3225 W. Rapid Street
A request by Kirsten Falcon to consider an application for a **Conditional Use Permit to allow a group home** for property generally described as being located

in Owen Mann 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.

5. No. 20PL101 - 14830 Long View Road
A request by D.C. Scott Co. Land Surveyors for Lorin and Debra Lippert to consider an application for a **Preliminary Subdivision Plan** for proposed Tract A and Tract B of Lippert Addition, legally described as property generally described as being located in Lippert Addition.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *6. No. 20UR025 - 705 Mt. View Road, Suite 703 and 705
A request by Nancy Nguyen for The Nail Bar to consider an application for a **Conditional Use Permit to allow an on sale liquor establishment in conjunction with a salon** for property generally described as being located in Baken Park 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.

7. Discussion Items
8. Staff Items
9. 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.