

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
January 21, 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 21, 2021 - 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, January 21, 2021 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
January 21, 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 January 7, 2021 Planning Commission Meeting Minutes.
2. No. 20PL097 - Northwest of the intersection of Brooke Street and Country Road
A request by Renner Associates, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 8 of Block 6 of Kateland Subdivision, property generally described as being located in Kateland Subdivision.
3. No. 20RZ039 - 411 and 425 Neel Street
A request by KTM Design Solutions, Inc for Dakota Heartland, Inc. to consider an application for a **Rezoning from General Commercial District to Office Commercial District** for property generally described as being located in Big Sky Business Park.
4. No. 20RZ043 - South and east of the intersection of North Valley Drive and East Philadelphia Drive
A request by KTM Design Solutions, Inc for BH Capital, 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 in Section 33, T2N, R8E.
5. No. 20RZ044 - North Valley Drive
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a **Rezoning from General Agricultural District to Light Industrial District** for property generally described as being located in Section 33, T2N, R8E.

6. No. 20PL103 - 1221 Santana Court
A request by Renner Associates, LLC for Bill Freytag to consider an application for a **Preliminary Subdivision Plan** for proposed Tract 1 and 2 of Rockinon Ranch Estates, property generally described as being located in Rockinon Ranch Estates.
7. No. 20PL104 - Southeast of the intersection of Marlin Drive and Creek Drive
A request by KTM Design Solutions, Inc for ZCO, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 17A of Marlin Industrial Park, property generally described as being located in Marlin Industrial Park.
8. No. 20RZ045 - Southeast of the intersection of Marlin Drive and Creek Drive
A request by KTM Design Solutions, Inc for ZCO, Inc. to consider an application for a **Rezoning from General Agricultural District to Light Industrial District** for property generally described as being located in Marlin Industrial Park.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *9. No. 20PD034 -5125 Mt. Rushmore Road
A request by KTM Design Solutions, Inc for Cresten Capital Holdings to consider an application for a **Major Amendment to an Initial Planned Development Overlay to allow an apartment development** for Tract 1 of the SW1/4 of the NW1/4, Lot D and Lot E of the SW1/4 of the NW1/4, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Section 23, T1N, R7E.

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. 20RZ040 - 4317 Berniece Street
A request by KTM Design Solutions, Inc for DTH, LLC to consider an application for a **Rezoning from Office Commercial District to General Commercial District** for property generally described as being located in Big Sky Business Park.

- *11. No. 20PD035 - 2016 and 2030 Provider Boulevard
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for an **Initial Planned Development Overlay to allow an apartment complex** for property generally described as being located in Johnson 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.

12. No. 20RZ041 - 2016 and 2030 Provider Boulevard
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Rezoning from General Commercial District to Medium Density Residential District** for property generally described as being located in Johnson Ranch Subdivision.
13. Discussion Items
14. Staff Items
15. 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.