

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
February 18, 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
February 18, 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, February 18, 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.

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AGENDA # 2

City of Rapid City Planning Commission
February 18, 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 February 4, 2021 Planning Commission Meeting Minutes.
2. No. 20PL084 - West of Sydney Drive and Bridge View Drive
A request by Longbranch Civil Engineering, Inc for Park Hill Development Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Tract 1 and Lots 1 thru 8 of Block 1, Lots 1 thru 20 of Block 2 of Park Hill Subdivision No. 7, property generally described as being located in Park Hill Subdivision No. 7.
3. No. 20PL105 - Intersection of North Valley Drive and E. Philadelphia Street
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Preliminary Subdivision Plan** proposed Lots 1 thru 2 of Block 1, Lot 1 thru 12 of Block 2, Lots 1 thru 34 of Block 3, Lots 1 thru 2 of Block 4, Lots 1 thru 2 of Block 5, Lots 1 thru 34 of Block 6, and Lots 1 thru 2 of Block 7 of Antelope View Estates, property generally described as being located in Antelope View Estates.
4. No. 21RZ007 - 725 N. LaCrosse Street
A request by Dream Design International, Inc for Great Plains Tribal Leaders Health Board to consider an application for a **Rezoning request from Public District to General Commercial District** for property generally described as being located in Wisers Addition.
5. No. 21PL007 - 7223 Healing Way
A request by KTM Design Solutions, Inc for Buffalo East LLC to consider an

application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 13 of Block 4 of Buffalo Crossing Subdivision Lot F of Block 2 of Buffalo Crossing Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Buffalo Crossing Subdivision.

6. No. 21RZ009 - South of North Valley Drive
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 Medium Density Residential District** for property generally described as being located in North Valley Park Subdivision.
7. No. 21PL006 - South of North Valley Drive
A request by KTM Design Solutions, Inc for BH Capital 4, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1R of Block 7 of North Valley Park Subdivision property generally described as being located in North Valley Park Subdivision.
8. No. 21OA002 - Ordinance Amendment to Chapter 17.12.050.E
A request by City of Rapid City to consider an application for an **Ordinance Amendment to Chapter 17.12.050.E to Require that the Lot Shall Abut On a Public Street For a Distance of Not Less than 25 Feet.**

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *9. No. 21PD001 - 427 Degeest Drive
A request by VanDeWalle Architects, LLC for Lloyd Companies to consider an application for a **Final Planned Development Overlay to allow multi-family development** for property generally described as being located in Big Sky Business 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.
10. No. 21RZ008 - 7223 Healing Way
A request by KTM Design Solutions, Inc for Buffalo East LLC 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 Buffalo Crossing Subdivision.
11. No. 21OA001 - Ordinance Amendment to Chapter 16.08.105
A request by City of Rapid City to consider an application for an **Ordinance Amendment to Chapter 16.08.105 to Create a Platting Process to Facilitate the Transfer of Unplatted Property Less than 40 Acres.**
12. Discussion Items

13. Staff Items

14. 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.