

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
March 4, 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
March 4, 2021 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the January 7, 2021 Zoning Board of Adjustment Minutes.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
March 4, 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 18, 2021 Planning Commission Meeting Minutes.
- *2. No. 21PD002 - 1050 Valley Drive
A request by KTM Design Solutions, Inc for Western Housing Enterprises LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for Lot A of Diamond Ridge Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Diamond Ridge 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.

3. No. 21PL008 - 500 Ridgeland Loop
A request by Fisk Land Surveying & Consulting Engineers, Inc for Ian Estes and Bradley Estes to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A, B and C of Lot 1 of Ridgeland Heights No. 2 Subdivision, legally described as Lot 1 of Ridgeland Heights No. 2 Subdivision, located in Section 35, T2N, R6E, Pennington County, South Dakota, more generally described as being located at Ridgeland Heights No. 2 Subdivision.

4. No. 21PL009 - Southwest of the intersection of East Anamosa Street and Elk Vale Road

A request by KTM Design Solutions, Inc for Duane Pankratz to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 2 of Block 2 of Hilltop Business Park Subdivision, legally described as Government Lot 1 less the west 660 feet less Shortcut Subdivision and less Lots H2 and H5; the SE1/4 of the NE1/4 less the west 660 feet of the north 1081.18 feet less Lots H2, H3 , less Rushmore Regional Industrial Park and less Hilltop Business Park Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located Hilltop Business Park.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*5. No. 21PD003 - 2200 North Maple Street, Suite 309

A request by Jared Batman to consider an application for a **Major Amendment to a Planned Development to allow an indoor dog park with on-sale liquor** for Tract A and B of Lot 2 (also in Section 30, T2N, R8E) of Rushmore Mall, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Rushmore Mall 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.

6. 21TP004 - Rapid City Year End 2020 Population Estimate

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.