

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
March 25, 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 25, 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, March 25, 2021 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> 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  
March 25, 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 March 10, 2021 Planning Commission Meeting Minutes.
2. No. 21PL010 - The NW1/4  
A request by Ferber Engineering Co., Inc for Brad and Sandra Estes to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Tract 4 of the NW1/4, property generally described as being located northeast of the Sheridan Lake Road and Norseman Lane intersection.
- \*3. No. 21PD006 - Marlin Drive Commercial Park  
A request by KTM Design Solutions, Inc for Rapid City Marlin LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for property generally described as being located southwest of Marlin Drive and E. Minnesota Street intersection.

***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. 21PD007 - Elks Crossing Subdivision  
A request by KTM Design Solutions, Inc for Rapid City Marlin LLC to consider an application for a **Final Planned Development Overlay to allow an apartment complex** for property generally described as being located east of Marlin Drive

and E. Minnesota Street intersection.

***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. 21PD008 - Northern Heights Subdivision

A request by KLJ for Karen Pearson to consider an application for a **Major Amendment to Planned Development to allow offices, classrooms and cultural center** for property generally described as being located 522 Anamosa Street.

***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. No. 21RZ010 - Section 30, T2N, R8E

A request by Ferber Engineering Co., Inc for Hay Land, LLC to consider an application for a **Rezoning request from Light Industrial District to General Commercial District** for property generally described as being located south of Seger Drive at the end of 143 Avenue.

7. No. 21PL013 - SW1/4 of NW1/4

A request by Renner Associates, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1A and Lot 1B of SW/14 of NW1/4, property generally described as being located east of Old Folsom Road.

8. No. 21PL016 - Rainbow Ridge Subdivision

A request by KTM Design Solutions, Inc for DTH, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 19 thru 26 of Block 1, Lots 9 thru 14 of Block 2 of Rainbow Ridge Subdivision, property generally described as being located west of Bunker Drive at the current Sagewood Street terminus.

**---END OF CONSENT CALENDAR---**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

9. No. 21RZ007 - Wises Addition

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 725 N. LaCrosse Street.

\*10. No. 21PD004 - Chapel Lane Village

A request by Stephen Hayes to consider an application for a **Major Amendment to a Planned Development Overlay to reduce setbacks for a deck and stairs** for property generally described as being located 3658 Serendipity.

***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.***

\*11. No. 21UR002 - Original Town of Rapid City

A request by Wyss Associates, Inc for Passages Womens Transitional Living to consider an application for a **Major Amendment to a Conditional Use Permit to allow a group home** for property generally described as being located southwest of the Denver Street and N. 1st Street intersection.

***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. Introduction, discussion, and acknowledgement of the draft *Strategic Housing Plan*

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.