

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
April 8, 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
April 8, 2021 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. No. 21VA001 - Brookside #2
A request by Sam Deschamp to consider an application for a **Variance to reduce the front yard setback from 20 feet to 13.1 feet and to reduce the side yard setback from 8 feet to 0.3 feet** for property generally described as being located at 628 43rd Court.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
April 8, 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 25, 2021 Planning Commission Meeting Minutes.
2. No. 21PL018 - Garden Lane Subdivision
A request by Renner Associates, LLC for Bobby Sundby to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Garden Lane Subdivision, property generally described as being located at 2905 Garden Lane.
3. No. 21PL019 - Copper Oaks #3 Subdivision
A request by Renner Associates, LLC for Paul H H Reinke Family Trust to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 10R of Block 2 and Lot 7R of Block 3 of Copper Oaks #3 Subdivision, property generally described as being located at 23614 and 23620 Wilderness Canyon Road.
4. No. 21PL020 - Reflection Ridge Subdivision
A request by Renner Associates, LLC for Paul H H Reinke Family Trust to consider an application for a **Preliminary Subdivision Plan** for proposed Tract 1 of Reflection Ridge Subdivision, property generally described as being located at 23652 Wilderness Canyon Road.
- *5. No. 21UR005 - Arches Addition
A request by KTM Design Solutions, Inc for Moyle Petroleum Co. to consider an application for a **Major Amendment to a Conditional Use Permit to expand a car wash** for property generally described as being located at 2640 Mt. Rushmore Road.

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.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*6. No. 21PD010 - Orchard Meadows

A request by KTM Design Solutions for Moyle Petroleum Co. to consider an application for a **Major Amendment to a Planned Development Overlay to allow an on-sale liquor establishment in conjunction with a casino** for property generally described as being located at 3501 E. Highway 44.

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. No. 21UR003 - Roush Subdivision

A request by Hoang Thuy Quyen Nguyen 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 at 2255 Haines Avenue.

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.

*8. No. 21UR004 - Mann Subdivision No. 2

A request by Robert Heckel to consider an application for a **Major Amendment to a Conditional Use Permit to expand an on-sale liquor establishment** property generally described as being located at 3468 Sturgis Road.

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.

*9. No. 21UR006 - Skyline Pines Subdivision

A request by Anthony and Kori Downs to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 1474 Pevans Parkway.

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. Discussion Items
- 11. Staff Items
- 12. 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.