

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
April 22, 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 22, 2021 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the April 8, 2021 Zoning Board of Adjustment Meeting Minutes.
2. 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.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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**AGENDA # 2**

City of Rapid City Planning Commission  
April 22, 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 April 8, 2021 Planning Commission Meeting Minutes.
2. No. 03TI005 - Sumperpumper Addition  
A request by City of Rapid City to consider an application for a **Resolution to Dissolve Tax Increment Financing District No. 40** for property generally described as being located west of South Highway 79 and north of East Fairmont Boulevard.
3. No. 05TI008 - CHMH Subdivision  
A request by City of Rapid City to consider an application for a **Resolution to Dissolve Tax Increment District No. 54** for property generally described as being located north of Mall Drive and west of Haines Avenue.
4. No. 21PL030 - Moon Meadows Ridge Subdivision  
A request by KLJ for Kirk Simet to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2, Lots 15 thru 21 of Moon Meadows Ridge Subdivision, property generally described as being located east of Moon Meadows Drive terminus.
5. No. 21PL031 - Auburn Hills Subdivision  
A request by Longbranch Civil Engineering, Inc for Doeck, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 40 thru 43 of Block 4, Lot 44 of Block 10, Lots 4 thru 7 of Block 11, Lots 1 thru 12 of Block 16, Lots 1 thru 20 of Block 17, Lots 1 thru 9 of Block 18, Lots 1 thru 2 of Block 19 and

Lots 10 thru 11 of Block 20 of Auburn Hills Subdivision, property generally described as being located at the western terminus of Coal Bank Drive.

6. No. 21RZ011 - Auburn Hills Subdivision  
A request by Longbranch Civil Engineering, Inc for Doeck, LLC to consider an application for a **Rezoning request from General Agricultural District to Low Density Residential District** for property generally described as being located at the western terminus of Coal Bank Drive.
7. No. 21PL032 - Moon Meadows Park Subdivision  
A request by Towey Design Group for Pink Cabin, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 12 of Block 3 of Moon Meadows Park Subdivision, property generally described as being located west of Healing Way between Sammis Trail and Moon Meadows Drive.
8. No. 21PL033 - Misty Meadows Subdivision  
A request by Towey Design Group for Pink Cabin, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 39 of Misty Meadows Subdivision, property generally described as being located south of the Misty Woods Lane and Coal Bank Drive intersection.
9. 21TP003 – Rapid City Area Metropolitan Planning Organization 2020 Traffic Volume Counts Report – Informational Item

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*10. No. 21PD005 - Big Sky Subdivision  
A request by Jesse Herrera to consider an application for a **Final Planned Development Overlay to allow a single family residence with over sized garage** for property generally described as being located at 4324 Buddy Court.  
  
*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. Discussion Items
12. Staff Items
13. 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.

