

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

1. Approval of the July 8, 2021 Zoning Board of Adjustment Minutes
2. No. 21VA003 - Sunnyvale
A request by Fisk Land Surveying & Consulting Engineers, Inc for James and Charlette Steele to consider an application for a **Variance to reduce the rear yard setback from 25 feet to 4.8 feet and the side yard setback from 8 feet to 5 feet** for property generally described as being located at 1605 Sunnyvale Drive.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
July 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 July 8, 2021 Planning Commission Meeting Minutes.
2. No. 21CA002 - Section 14, T2N, R7E
A request by Longbranch Civil Engineering, Inc for Doeck, LLC to consider an application for a **Comprehensive Plan Amendment to allow for the new alignment of Bunker Drive** for property generally described as being located at the western Terminus of Coal Bank Drive.
3. No. 21PL059 - Highwood Estates Subdivision
A request by Fisk Land Surveying & Consulting Engineers, Inc. for Thomas and Pamela Kovarik to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Highwood Estates Subdivision, property generally described as being located at 2102 Highwood Road.
4. No. 21PL064 - Scotland Hills Subdivision #2
A request by KTM Design Solutions, Inc for Yasmeen Dream, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 4 of Block 1 of Scotland Hills Subdivision #2, property in Sections 13 and 14, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located north of Strumer Road and Ranchester Street intersection.
5. No. 21PL065 - Red Rock Shadows Subdivision
A request by KTM Design Solutions, Inc for Redrock Apartments LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1A thru 12B

of Block 2 of Red Rock Shadows Subdivision, property generally described as being located southeast of the intersection of Portrush Road and Muirfield Drive.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *6. No. 21UR011 - Pine Hills Subdivision
A request by Fred and Connie Hilpert to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 4305 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.

- 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.