

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
August 26, 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  
August 26, 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, August 26, 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  
August 26, 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 August 5, 2021 Planning Commission Meeting Minutes.
2. No. 21CA002 - Summary of Adoption Action of Comprehensive Plan Amendment to allow for the new alignment of Bunker Drive  
Summary of Adoption Action on 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. 21AN002 - Cabot Hill Subdivision  
A request by Ferber Engineering Company for Wayne Hellman to consider an application for a **Petition for Annexation** for property generally described as being located at 1470 Cabot Hill Road.
- \*4. No. 21PD028 - Fifth Street Office Plaza  
A request by Longbranch Civil Engineering, Inc for K&W, LLC to consider an application for a **Final Planned Development Overlay to allow a strip mall** for property generally described as being located south of the intersection of Enchanted Pines Drive and 5th 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.***

5. No. 21PL075 - Village on the Green No. 3 Subdivision  
A request by Brett Grosz for Hart Ranch Development Company to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 of Block 1 and Lots 1 thru 17 of Block 2 of Village on the Green No. 3 Subdivision, property generally described as being located west of Arena Drive and south of Anne Court.
6. No. 21PL076 - JW Estates  
A request by Fisk Land Surveying & Consulting Engineers, Inc for Jay White to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of JW Estates, property generally described as being located at 1640 Skyline Ranch Road.
7. 21TP017 – 2022-2025 Transportation Improvement Program – Final Report

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*8. No. 21UR012 - Carriage Hills Subdivision  
A request by Jeff and Kate Collins to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 4421 W. Glen Place.

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- \*9. No. 21PD027 - Original Town of Rapid City  
A request by Renner Associates, LLC for Pennington County Buildings & Grounds Department to consider an application for a **Final Planned Development overlay to allow a crisis stabilization center** for property generally described as being located northwest of the intersection of Quincy Street and 3rd 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.***

- \*10. No. 21UR015 - Pine Hills Subdivision  
A request by Jeremy Schunneman to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 1031 Pine Hills Drive.

***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.***

***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.