

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
September 23, 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  
September 23, 2021 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the September 9, 2021 Zoning Board of Adjustment Minutes
2. No. 21VA004 - The Cottonwoods  
A request by Jerald and Patricia Driver to consider an application for a **Variance to allow a 6 foot high fence in lieu of a maximum 4 feet high fence in the front yard with a 0 foot front yard setback in lieu of a minimum 25 foot front yard setback** for property generally described as being located at 3616 Jackson Boulevard.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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**AGENDA # 2**

City of Rapid City Planning Commission  
September 23, 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 September 9, 2021 Planning Commission Meeting Minutes.
2. No. 21PL088 - Arches Addition  
A request by Renner Associates, LLC for Barry Zelickson to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 2R and Lot 3 of Tract 4R of Arches Addition, property generally described as being located at 2700 Mt. Rushmore Road.
3. No. 21PL090 - Victra Subdivision No. 2  
A request by D.C. Scott Co. Land Surveyors Inc for Gregory Harberts, Trustee to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 of Victra Subdivision No 2, property generally described as being located at 7400 Longview Road.
- \*4. No. 21UR017 - Section 28, T2N, R8E  
A request by Holly L. Wannigman to consider an application for a **Conditional Use Permit to allow a kennel with over-night boarding and daycare facility** for property generally described as being located at 3306 Edwards 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*5. No. 21PD030 - Rushmore Mall  
A request by Michael Thibault to consider an application for a **Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a virtual golf course** for property generally described as being located at 2200 North Maple Avenue, Suite 458.  
  
*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. 21PD031 - Diamond Ridge Subdivision  
A request by KTM Design Solutions, Inc for Yasmeen Dream II, LLC to consider an application for an **Initial Planned Development Overlay to allow an apartment complex** for property the generally described as being located west of the Radiant Avenue and Diamond Ridge Boulevard 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.*
  
- 7. No. 21PL092 - Highpointe Crescent  
A request by KTM Design Solutions, Inc for Watershed Development, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 5 of Block 1 of HighpointeCresent, property generally described as being located western terminus of Castle Garden Court.
  
- 8. No. 21RZ019 - Highpointe Ranch Subdivision  
A request by KTM Design Solutions, Inc for Watershed II, LLC to consider an application for a **Rezoning request from No Use District to Low Density Residential District II** for property re generally described as being located north of terminus of Cloud Peak Drive.
  
- 9. Discussion Items
  
- 10. Staff Items
  
- 11. 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.