

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
October 21, 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
October 21, 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. 21VA008 - Highpointe Ranch Subdivision
A request by Boom Construction, Inc. to consider an application for a **Variance request to reduce a portion of the side yard setback from 8 feet to 5.5 feet** property generally described as being located 3936 Cloud Peak.
3. No. 21VA009 - Section 21, T2N, R7E
A request by Texas Republic Signs, LLC to consider an application for a **Variance to allow an 85 foot high on-premise sign in lieu of maximum allowed 45 foot sign** for property generally described as being located 2783 Deadwood Avenue.
4. Discussion Items
5. Staff Items
6. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
October 21, 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 October 7, 2021 Planning Commission Meeting Minutes.
2. No. 21PL102 - Palmer Subdivision Addition No. 2
A request by KTM Design Solutions, Inc for Casey and Cristy Davis to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Palmer Subdivision No. 2, property generally described as being located 22540 and 22544 Palmer Road.
3. No. 21RZ021 - Shepherd Hills Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream II, LLC to consider an application for a **Rezoning request from General Agricultural District to Low Density Residential II** for property generally described as being located southeast of the intersection of E. Philadelphia Street and E. Anamosa Street.
4. No. 21RZ022 - Big Sky Business Park
A request by Indigo Design, LLC for Dakota Heartland, Inc. to consider an application for a **Rezoning request from General Commercial District to Office Commercial District** for property generally described as being located north of the intersection of Timmons Boulevard and Bernice Street.
5. 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 District** for property re generally described as being located north of terminus of Cloud Peak Drive.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

6. No. 21UR019 - Greenway Tract

A request by Kristy Lintz, City of Rapid City Parks and Recreation to consider an application for a **Major Amendment to a Conditional Use Permit to expand on-sale liquor in conjunction with a golf course** for property generally described as being located at 2331 Arrowhead 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.

7. No. 21PD034 - Woodridge Subdivision

A request by Gary Dow to consider an application for a **Major Amendment to a Planned Development to reduce the rear yard setback from 5 feet to 2 feet and to reduce the side yard setback from 8 feet to 2.5 feet and to allow a 7 foot high retaining wall and deck within the setback** for property generally described as being located at 1190 Parkwood 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.

*8. No. 21PD035 - Cambell Square Addition

A request by Kent Kennedy for Steve Wynia to consider an application for a **Major Amendment to a Planned Development Overlay to allow an on-sale liquor expansion in conjunction with a casino** for property generally described as being located at 530 Cambell 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.

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.