

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
November 4, 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.

AGENDA # 1

City of Rapid City Zoning Board of Adjustment
November 4, 2021 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the October 21, 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** for generally described as being located at 5936 Cloud Peak.
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

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 # 2

City of Rapid City Planning Commission
November 4, 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 21, 2021 Planning Commission Meeting Minutes.
2. 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 generally described as being located north of terminus of Cloud Peak Drive.
3. No. 21AN003 - Elks Crossing
A request by KTM Design Solutions, Inc for Dennis Zandstra Real Estate Holdings, LLC to consider an application for a **Petition for Annexation** for property generally described as being located south of the intersection of Pahlmeyer Drive and Caymus Drive.
4. No. 21RZ024 - Elks Crossing
A request by KTM Design Solutions, Inc for Dennis Zandstra Real Estate Holdings, LLC to consider an application for a **Rezoning request from No Use District to Low Density Residential District II** for property generally described as being located south of the intersection of Pahlmeyer Drive and Caymus Drive.
5. No. 21PL105 - Black Elk Peak Subdivision
A request by Richard W. Sterkel to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 8 and storage Lot of Black Elk Peak Subdivision property generally described as being located at the intersection of Greenfield Drive and Green Valley Drive.

6. No. 21PL108 - Diamond Ridge Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream II, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Tract 2 and dedicated Public right-of-way of Diamond Ridge Subdivision property generally described as being located south of E. Anamosa Street and west of Diamond Ridge Boulevard.
7. 21TP022 – 2022 Unified Planning Work Program – Final Report

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *8. No. 21PD036 - North 80 Subdivision
A request by KTM Design Solutions, Inc for Foster Rentals Inc to consider an application for a **Major Amendment to a Planned Development Overlay to allow an arcade within a restaurant** for property generally described as being located at 405 E. Stumer 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.

- *9. No. 21UR020 - Section 20, T1N, R8E
A request by FMG Engineering for Prairie Acres General LLC to consider an application for a **Major Amendment to a Conditional Use Permit to expand an existing mobile home park** for property generally described as being located at 1550 Seger Drive and 1980 Seger 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.

10. Discussion Items
11. Staff Items
12. 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.