

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
January 6, 2022- 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
January 6, 2022 - 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, January 6, 2022 at 7:00 a.m. in the City Council Meeting Room at 300 6th Street, Rapid City, SD has been cancelled as there are no items for review.

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
January 6, 2022 - 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 December 9, 2021 Planning Commission Meeting Minutes.
2. No. 21PL034 - Murphy Ranch Estates Subdivision
A request by KTM Design Solutions, Inc for Murphy Brothers Partnership LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 11 and Lot 12 of Block 1, Lots 1 thru 72 and Drainage Lot 1 of Block 15, Lots 1 thru 33 and Drainage Lot 3 of Block 16, Lots 1 thru 23 and Drainage Lot 2 of Block 17, Lots 1 thru 10 and Lot D Revised of Block 18 and dedicated public right-of-way of Murphy Ranch Estates Subdivision, property generally described as being located southeast of Longview Road and Reservoir Road.
3. No. 21AN005 - Section 23, T2N, R7E
A request by KTLDCO, LLC to consider an application for a **Petition of De-Annexation** for NW1/4 of the SE1/4, located in Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the current terminus of Santana Court.
4. No. 21PL119 - Shepherd Hills South Subdivision and Diamond Ridge Subdivision
A request by KTM Design Solutions, Inc for BH Capital LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 3 of Block 6, Lot 1 and 2 of Block 7, Lot 1 and Drainage Lot of Block 8, Lot 1 and 2 of Block 9, Lot 1 and Drainage Lot of Block 10 of Shepherd Hills South Subdivision and Lots 17 and 18 of Block 7, Lots 29 and 30 of Block 3 of Diamond Ridge Subdivision, property e

generally described as being located mostly northeast of the intersection of Mickelson Drive and E. Anamosa Street.

- *5. No. 21PD048 - Buffalo Crossing West
A request by KTM Design Solutions, Inc for US Hotel and Resort Management Inc to consider an application for a **Revocation of a Planned Development Designation** for property generally described as being located at 1920 Hope Court.

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. 21PL129 - Buffalo Crossing West
A request by KTM Design Solutions, Inc for US Hotel and Resort Management Inc to consider an application for a **Preliminary Subdivision Plan** for proposed Lot F1 and Lot F2 of Buffalo Crossing West, property generally described as being located at 1920 Hope Court.

- *7. No. 21UR052 - Rapid City Greenway Tract
A request by Black Hills War Monument Association to consider an application for a **Conditional Use Permit to update the current Black Hills Veterans' War Monument** for property generally described as being located on 6th Street Promenade at Memorial Park.

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- 8. No. 21RZ032 - Fountain Springs Park Subdivision
A request by Shane Boyum to consider an application for a **Rezoning request from Office Commercial District to Medium Density Residential District** property generally described as being located southeast of the intersection of Wesleyan Boulevard and Plaza Boulevard.

- 9. No. 21RZ033 - Section 32, T2N, R8E
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being located northeast of the intersection of E. Anamosa Street and Valley Drive.

- 10. No. 21RZ034 - Section 32, T2N, R8E
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Rezoning request from General Agricultural District to General Commercial District** for property generally described as being located northeast of the intersection of E. Anamosa Street and Valley Drive.

- 11. No. 21RZ035 - Section 33, T2N, R8E

A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Rezoning request from General Agricultural District to General Commercial District** for property generally described as being located northeast of the intersection of E. Anamosa Street and Valley Drive.

12. No. 21RZ036 - Section 33, T2N, R8E
A request by KTM Design Solutions, Inc for BH Capital, LLC to consider an application for a **Rezoning request from General Agricultural District to Medium Density Residential District** for property generally described as being located northeast of the intersection of E. Anamosa Street and Valley Drive.
13. No. 21PL140 - Rushmore Candy Acres
A request by Baseline Surveying Inc for Cameron Fullerton to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Rushmore Candy Acres property generally described as being located at 9815 S. Hwy 16.
14. No. 21PL143 - Apple Valley Subdivision
A request by Towey Design Group, Inc for Meadow Valley, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 15 thru 20 of Block 12, Lots 1 thru 21 of Block 2, Lots 22 thru 42 of Block 4, Lots 1 thru 16 of Block 1, Lots 17 thru 32 of Block 3 of Apple Valley Subdivision property generally described as being located south of Long View Road east of Anderson Road.
15. No. 21PL145 - Trailwood Village
A request by Baseline Surveying for Gordon Howie to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 4, 5 and Drainage Lot 1 of Trailwood Village, property generally described as being located northwest of the intersection of Reservoir Road and Long View Road.
16. No. 21VR002 - Sections 20 and 21, T1N, R8E
A request by KTM Design Solutions, Inc for SSST, LLC to consider an application for a **Vacation of a Section Line** for property generally described as being located northwest of the intersection of Caymus Drive and Pahlmeyer Drive.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *17. No. 21PD039 - Superpumper Addition
A request by KTM for DTJ, LLC to consider an application for a **Initial Planned Development Overlay to allow mini warehousing** property generally described as being located northwest of the Cambell Street and E. Fairmont 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.

- *18. No. 21UR046 - Hope Court Condominiums
A request by Canada Salter and Jeff Salter to consider an application for a **Conditional Use Permit to allow on-sale liquor** for property generally described as being located at 2001 Hope Court, Suite 1.

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.

- *19. No. 21PD050 - Marshall Heights Subdivision #2
A request by Emmett Reistroffer for Genesis Farms, LLC to consider an application for a **Major Amendment to a Planned Development Overlay to allow a Medical Cannabis Dispensary** for property generally described as being located at 2130 N. LaCrosse 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.

- *20. No. 21PD047 - Section 9, T1N, R8E
A request by Joseph Mailander of Clearwell Engineering for SDRC Terra Kennedy MHP 2, LLC to consider an application for an **Initial Planned Development Overlay to allow the expansion of an existing mobile home park** for property generally described as being located at 2412 S. Valley 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.

21. Discussion Items
22. Staff Items
23. 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.

