

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
January 27, 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 27, 2022 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. No. 21VA010 - Deadwood Avenue Tract
A request by Matt Neibauer of Prairie Supply to consider an application for a **Variance to reduce the side yard setback from 25 feet to 8 feet** property generally described as being located 2801 Plant Street.
2. Discussion Items
3. Staff Items
4. Zoning Board of Adjustment Items

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AGENDA # 2

City of Rapid City Planning Commission
January 27, 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 January 6, 2022 Planning Commission Meeting Minutes.
2. No. 21AN004 - Section 20, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust, Marvin and Kay Paschke and E.M. Hoff Family Ranch LP to consider an application for a **Petition for Annexation** property generally described as being located southeast of the intersection of Highway79 and Old Folsom Road.
3. No. 21RZ026 - Section 29, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request from No Use District to Light Industrial District** for property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.
4. No. 21RZ027 - Section 20, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request from No Use District to Heavy Industrial District** for property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.

5. No. 21RZ028 - Section 29, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request from No Use District to General Commercial District** property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.
 6. No. 21RZ029 - Section 29, T1N, R8E
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust to consider an application for a **Rezoning request from No Use District to Heavy Industrial District** for property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.
 7. No. 21RZ038 - Section 20, T1N, R8E
A request by KTM Design Solutions, Inc for Marvin and Kay Paschke to consider an application for a **Rezoning request from No Use to Heavy Industrial District** for property generally described as being located east of Highway 79, south of Old Folsom Road.
 8. No. 21RZ039 - Section 20, T1N, R8E
A request by KTM Design Solutions, Inc for E.M. Hoff Family Ranch Limited Partnership to consider an application for a **Rezoning request from No Use District to Heavy Industrial District** for property generally described as being located west of Old Folsom Road, east of Highway 79.
 - *9. No. 21PD053 - Elks Country Estates
A request by Longbranch Civil Engineering, Inc for ZCO Incorporated to consider an application for a **Major Amendment to Final Planned Development Overlay to expand a residential development** for property generally described as being located south of the current terminus of Augusta 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. No. 21RZ037 - K-W Subdivision
A request by Frank Boyle to consider an application for a **Rezoning request from General Commercial District to Light Industrial District** for property generally described as being located at 3637 Edwards Street.
 11. No. 21RZ040 - Forest Hills Subdivision
A request by Evan Hayes to consider an application for a **Rezoning request from Park Forest District to Low Density Residential District** for property generally described as being located at 1539 Forest Hills Drive.
 12. No. 21PL147 - Catron Ridge Subdivision
A request by Longbranch Civil Engineering, Inc for Muth Holdings, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 20 of

Block 1 and Lots 1 thru 25 of Block 2 of Catron Ridge Subdivision, property generally described as being located north of Catron Boulevard between Wellington Drive and Tartan Court.

13. No. 21PL150 - Hidden Springs Ranchettes No. 3
A request by KTM Design Solutions, Inc for Shawn and Cathy Walz to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 3 of Hidden Springs Ranchettes No. 3, property generally described as being located at 14831 229th Street.
14. No. 21PL154 - Rampelberg Estates
A request by KTM Design Solutions, Inc for Bruce and Sandra Rampelberg to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 and 2 of Rampelberg Estates, property generally described as being located at 13959 Neck Yoke Road.
15. No. 21PL155 - Valley View Estates
A request by KTM Design Solutions, Inc for Justin Kistler to consider an application for a **Preliminary Subdivision Plan** for proposed Tract 2A and 2B of Valley View Estates, property generally described as being located at 23040 Radar Hill Road.
16. No. 21PL156 - Homestead Vista Subdivision
A request by Indigo Design, LLC for Dakota Heartland, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 3 of Block 1, Lot 1 of Block 2, Lot 1 of Block 3, Lot 1 thru 3 of Block 4 and Lots 1 thru 3 of Block 5 of Homestead Subdivision, property generally described as being located east of Timmons Boulevard and south of Berniece Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *17. No. 21UR053 - Original Town of Rapid City
A request by Justin M. Warner for Happy Family Co. to consider an application for a **Major Amendment to a Conditional Use Permit to expand an on-sale liquor establishment in conjunction with an existing restaurant** property generally described as being located at 516 and 518 Mount Rushmore 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.

18. 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.

19. Discussion Items
20. Staff Items
21. 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.