

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
January 5, 2023 - 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
January 5, 2023 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the October 6, 2022 Zoning Board of Adjustment Minutes
2. No. 22VA013 - Boulevard Addition
A request by Peter Schmid for Galt Investments LLC to consider an application for a **Variance to reduce required parking from 62 parking spaces to 31 parking spaces and to reduce a drive aisle width to 11 feet** for property generally described as being located at 809 South Street.
3. Staff and Zoning Board of Adjustment Discussion 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
January 5, 2023 - 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 8, 2022 Planning Commission Meeting Minutes.
2. No. 22RZ015 - Diamond Ridge Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream II, LLC to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District II** for property generally described as being located south of the intersection of Diamond Ridge Boulevard and Cadillac Drive.
- *3. No. 22PD053 - 5th Street Office Plaza Subdivision
A request by Upper Deck Architects, Inc for Gustafson Builders to consider an application for an **Initial Planned Development to allow mixed use development** for property generally described as being located at 4908 5th 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.

4. No. 22RZ017 - Airport Addition
A request by Substance Architecture for NDN Holdings, LLC to consider an application for a **Rezoning request from Low Density Residential District I to Low Density Residential District II** for property generally described as being located at 315 Wright Street.

5. No. 22PL137 - Pleasant View Subdivision
A request by Howe Land Surveying for Wind River, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 15A and Lot 15B of Pleasant View Subdivision, property generally described as being located at 6920 Long View Road.
6. No. 22PL138 - Ranch at Black Gap
A request by Longbranch Civil Engineering, Inc at Lage Construction, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 5R and 6 through Lot 9 and Reservoir Lot 1 of Block 4 of the Ranch at Black Gap, property generally described as being located east of the intersection of Highway 79 and Ambush Ranch Road.
7. No. 22PL144 - Canyon Park
A request by PLS Interstate Engineering, Inc for Carey Kassube to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1A and 2A of Lot J in Parcel No. 2 of Canyon Park, property generally described as being located 5900 West Highway 44.
8. No. 22RZ018 - Shepherd Hills South Subdivision
A request by KTM Design Solutions, Inc for Yasmeen Dream III, LLC to consider an application for a **Rezoning request from Medium Density Residential District to Public District** for property generally described as being located southeast of the intersection of E. Philadelphia Street and E. Anamosa Street.
9. No. 22RZ019 - Owen Hibbard Subdivision
A request by Eric Willadsen for John Samuelson to consider an application for a **Rezoning request from General Commercial District to Office Commercial District** for property generally described as being located northwest of the intersection of Mount Rushmore Road and Golden Eagle Drive.
10. No. 22RZ020 - 5th Street Office Plaza
A request by FMG Engineering for Fifth Park LLC to consider an application for a **Rezoning request from General Commercial District to Office Commercial District** for property generally described as being located at 4908 5th Street.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *11. No. 22PD041 - McMahan Subdivision
A request by Logan Poe for DSM Property Services to consider an application for a **Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with video lottery for a convenience store** for property generally described as being located at 3343 Haines Avenue.

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.

*12. No. 22PD056 - Owen Hibbard Subdivision

A request by Eric Willadsen for John Samuelson to consider an application for an **Initial Planned Development Overlay to allow an apartment complex** for property generally described as being located northwest of the intersection of Mount Rushmore Road and Golden Eagle 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.

*13. No. 22PD058 - Blakes Addition

A request by CO-OP Architecture for The Hope Center to consider an application for an **Initial Planned Development Overlay to allow a mission with no overnight lodging** for property generally described as being located at 630 East Boulevard North.

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.

*14. No. 22UR029 - Original Town of Rapid City

A request by Nathan R. Dahl to consider an application for a **Major Amendment to a Conditional Use Permit to allow on-sale liquor in conjunction with a restaurant** for property generally described as being located at 725 St. Joseph 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.

15. Staff and Planning Commission Discussion Items