

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
February 23, 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.**

*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  
February 23, 2023 - 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, February 23, 2023 at 7:00 a.m. in the City Council Meeting Room at 300 6<sup>th</sup> Street, Rapid City, SD has been cancelled as there are no items for review.**

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## **AGENDA # 2**

City of Rapid City Planning Commission  
February 23, 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 February 9, 2023 Planning Commission Meeting Minutes.
2. No. 22PL152 - Red Rock Shadows Subdivision No. 2  
A request by KTM Design Solutions, Inc for Christopher Hamm to consider an application for a **Preliminary Subdivision Plan** for proposed Plat of Lots A through G of Red Rock Shadows Subdivision No. 2, property generally described as being located Intersection of Sheridan Lake Road, Dunsmore Road and Muirfield Drive.
3. No. 22CA001 - Section 29, T1N, R7E  
A request by KTM Design Solutions, Inc for Dean and Jill Hamm Trust, Christopher Hamm Trustee to consider an application for a **Comprehensive Plan Amendment to the Major Road Plan by declassifying Dunsmore Road from a Minor Arterial Street to a Collector Street** for property generally described as being located Dunsmore Road right-of-way north of Sheridan Lake Road to Portrush Road.
- \*4. No. 23PD003 - NRC Subdivision  
A request by Vanocker Development for Hunter Homes to consider an application for a **Revocation of Planned Development Overlay** for property generally described as being located at 2627 Eglin 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.***

\*5. No. 23PD005 - Meadowlark Hills Subdivision

A request by FMG Engineering for Northwestern Engineering Company to consider an application for a **Final Planned Development Overlay to expand a mobile home park community** for property generally described as being located northeast of the intersection of Madison Street and Cherry 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.***

6. No. 23RZ001 - Section 14, T1N, R7E

A request by VIKOR for Black Hills Energy to consider an application for a **Rezoning request from No Use District to General Agricultural District** for property generally described as being located at 3575 Skyline Drive.

**---END OF CONSENT CALENDAR---**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

\*7. No. 23UR001 - Original Town of Rapid City

A request by Dustin Mulvey to consider an application for a **Conditional Use Permit to allow on-sale liquor in conjunction with an entertainment lounge** for property generally described as being located at 516 7th 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.***

\*8. No. 23UR002 - RCLD Addition

A request by Rod Hanson to consider an application for a **Conditional Use Permit to expand on-sale liquor in conjunction with a casino** for property generally described as being located at 2050 W. Main 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. Staff and Planning Commission Discussion Items