



# Rapid City Planning Commission

## Conditional Use Permit Project Report

April 25, 2019

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| <b>Item #7</b>  |
| <b>Applicant Request(s)</b>   |
| Case #19UR006 – Conditional Use Permit to allow to allow an over-sized garage |
| Companion Case(s) # N/A   |

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| <b>Development Review Team Recommendation(s)</b>  |
| Staff recommends that the Planning Commission acknowledge the withdrawal of the Conditional Use Permit. |

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| <b>Project Summary Brief</b>  |
| The applicant has submitted a Conditional Use Permit to allow an over-sized garage exceeding the maximum allowed garage area no larger than the footprint of the dwelling. On April 16, 2019, the applicant withdrew the request noting that it was no longer needed as the garage will not exceed the footprint of the dwelling. |

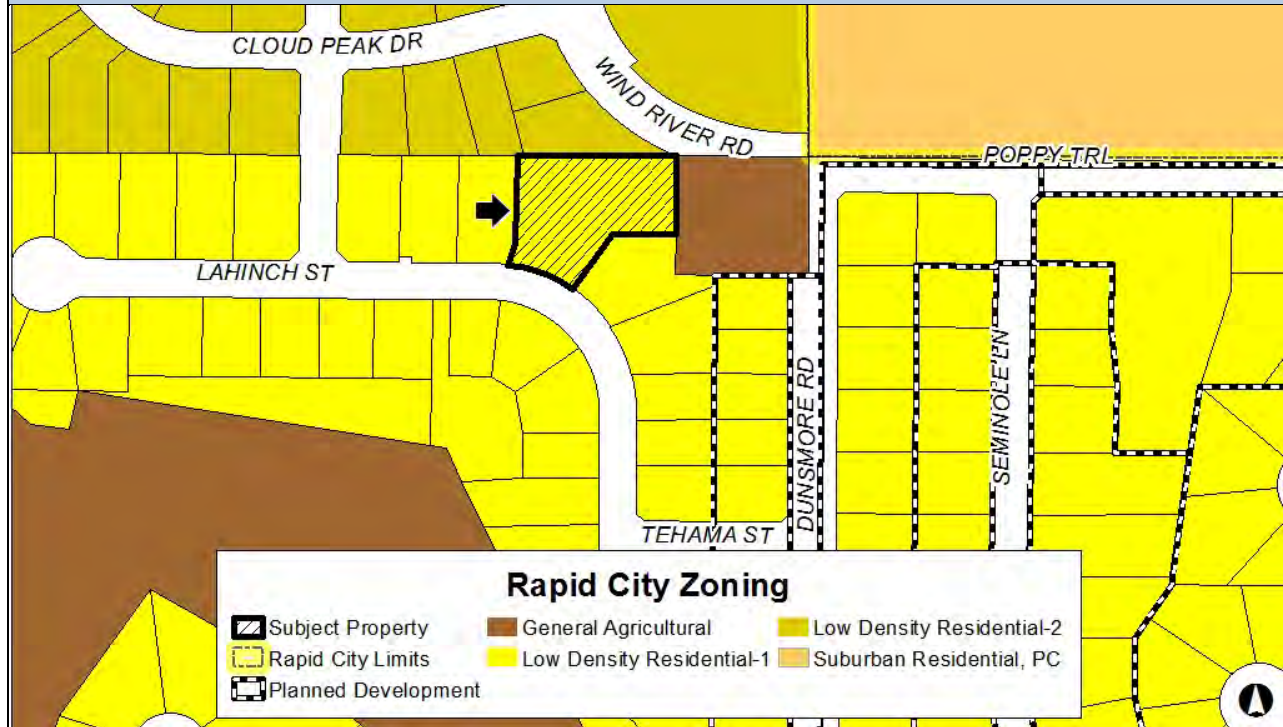
| Development Review Team Contacts       |                             |
|--|-----------------------------|
| Applicant: Josh Artz                   | Planner: Fletcher Lacock    |
| Property Owner: Howie Construction LLC | Engineer: Todd Peckosh      |
| Architect: N/A                         | Fire District: Tim Behlings |
| Engineer: N/A                          | School District: N/A        |
| Surveyor: N/A                          | Water/Sewer: Todd Peckosh   |
| Other: N/A                             | DOT: Stacy Bartlett         |

| Subject Property Information |  |
|------------------------------|--|
| Address/Location             | 4556 Lahinch Street  |
| Neighborhood                 | Sheridan Lake Road Neighborhood Area                                   |
| Subdivision                  | Red Rock Village   |
| Land Area                    | 0.72 acres   |
| Existing Buildings           | Void of structural development   |
| Topography                   | Property slopes downward from the south to north approximately 18 feet |
| Access                       | Lahinch Street   |
| Water Provider               | Rapid City   |
| Sewer Provider               | Rapid City   |
| Electric/Gas Provider        | Black Hills Power / MDU  |
| Floodplain                   | N/A  |

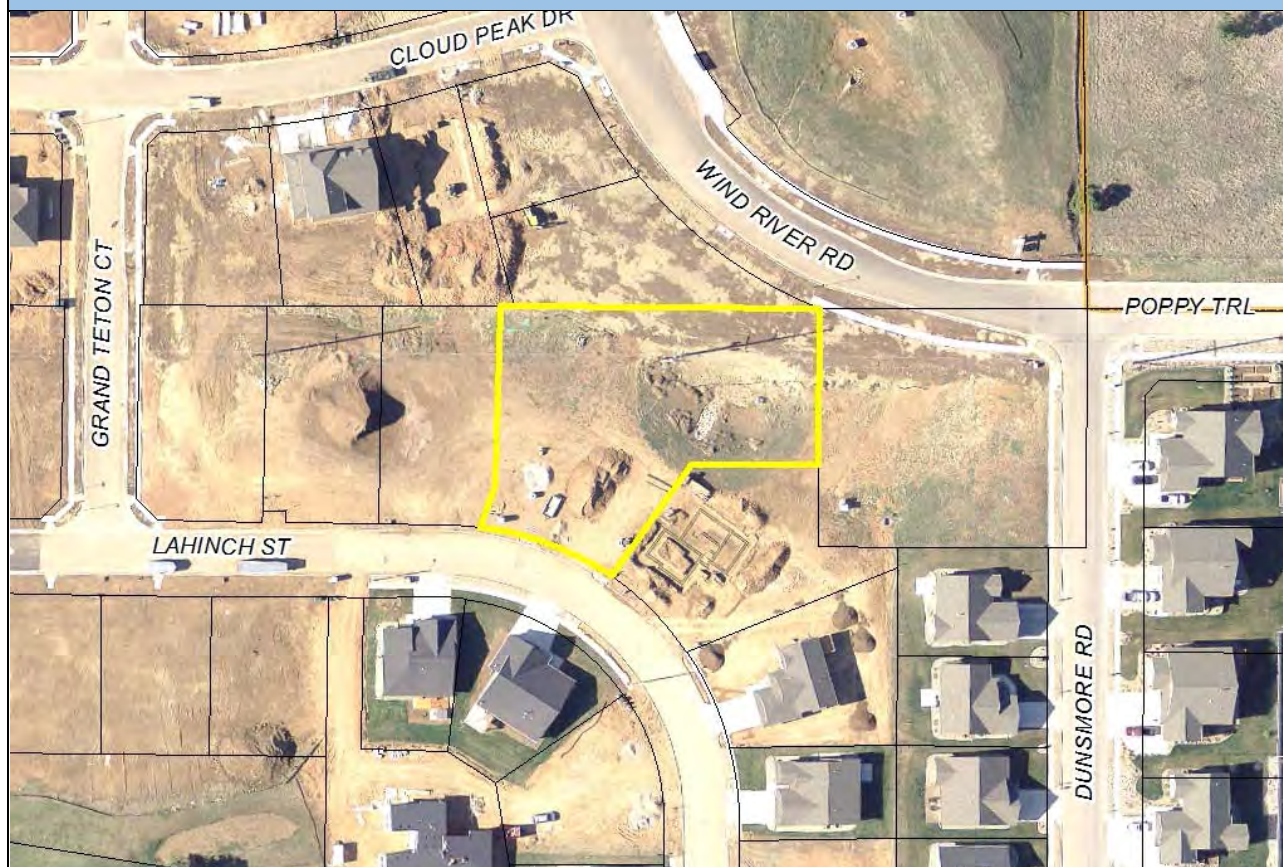
**Subject Property and Adjacent Property Designations**

|                  | Existing Zoning | Comprehensive Plan                       | Existing Land Use(s)           |
|------------------|-----------------|--|--------------------------------|
| Subject Property | LDR             | LDN                                      | Void of structural development |
| Adjacent North   | LDR-II          | LDN                                      | Townhome                       |
| Adjacent South   | LDR             | LDN </td <td>Single-family dwelling</td> | Single-family dwelling         |
| Adjacent East    | GA              | LDN                                      | Void of structural development |
| Adjacent West    | LDR             | LDN                                      | Void of structural development |

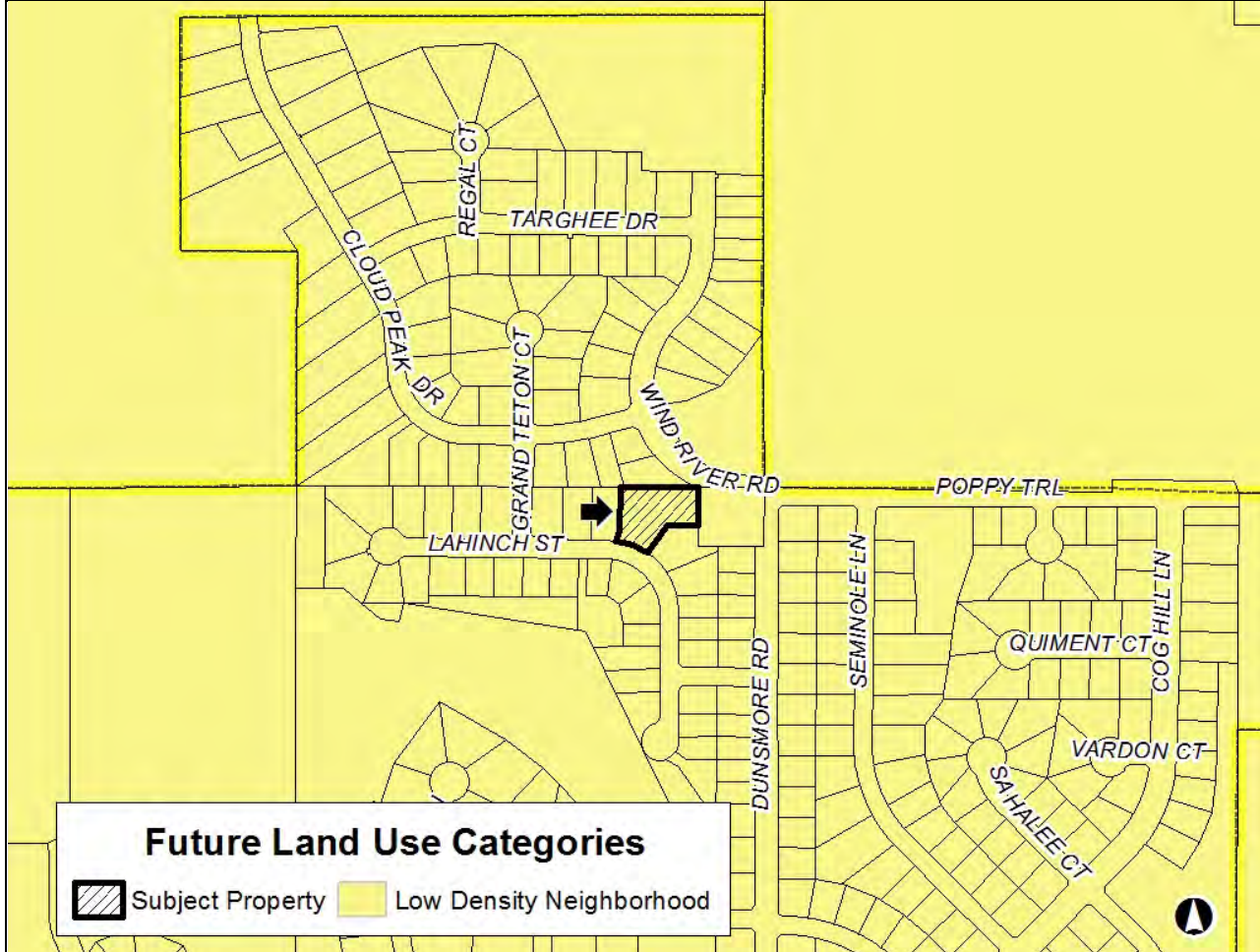
**Zoning Map**



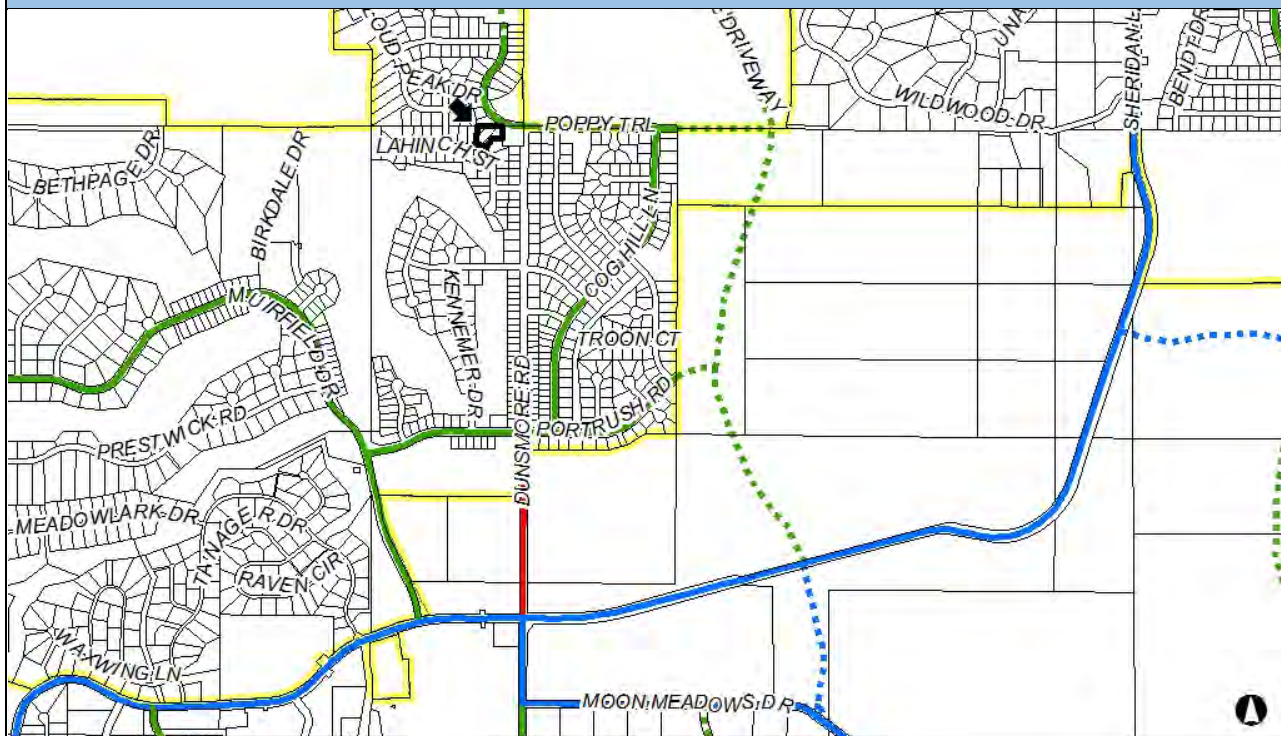
**Existing Land Uses**



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial
- Proposed principal arterial
- Proposed collector

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Planning Commission acknowledge the withdrawal of the Conditional Use Permit.