



# Rapid City Zoning Board of Adjustment Variance Project Report

March 22, 2018

<b>Item #1</b>
<b>Applicant Request(s)</b>
Case #18VA002, a Variance request to reduce the parking and front yard setback
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
<b>Staff recommends to acknowledge the applicant's withdrawal.</b>

<b>Project Summary Brief</b>
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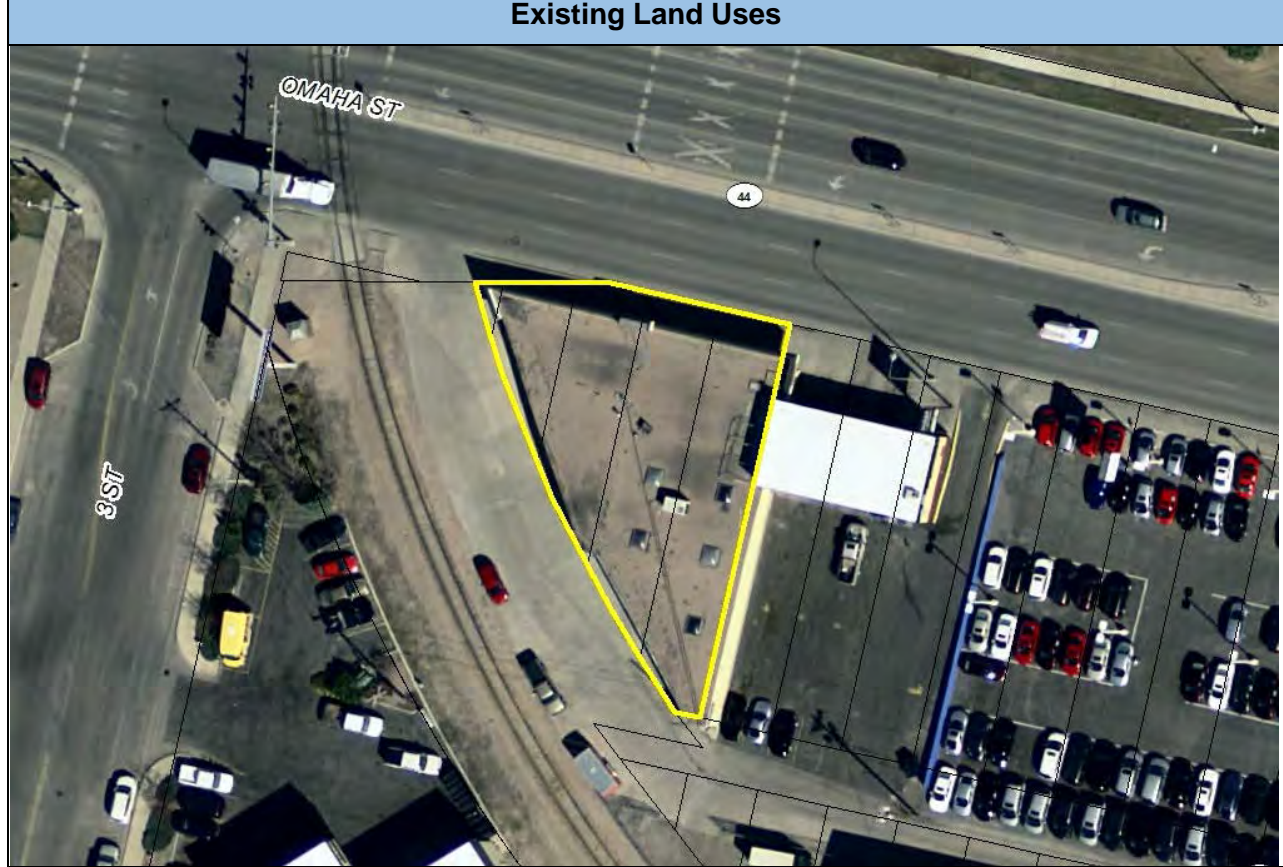
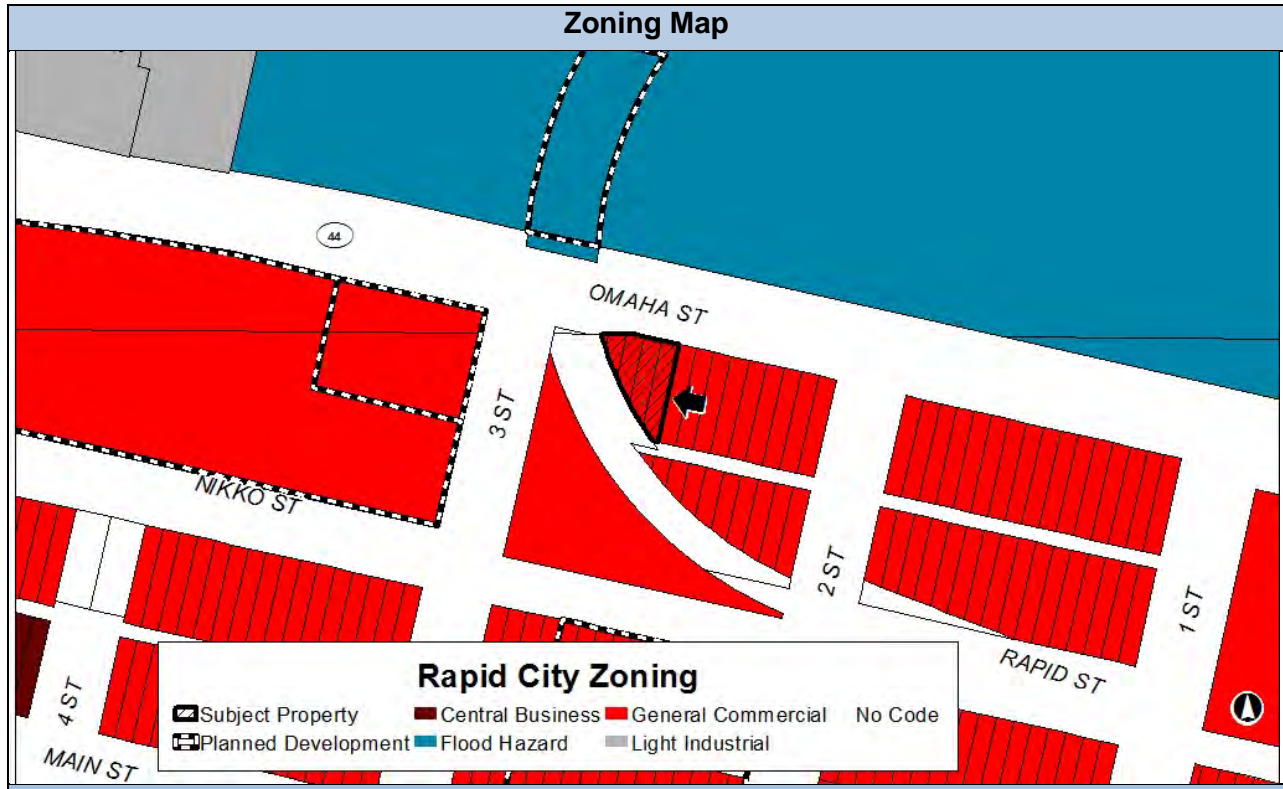
The applicant has submitted a Variance request to reduce the minimum required parking from 16 parking spaces to 0 parking spaces and to reduce the minimum required front yard setback from 25 feet to 15 feet. On March 14, 2018, the applicant requested that the Variance request be withdrawn. Staff recommends that the applicant's withdrawal be acknowledged.

Applicant Information	Development Review Team Contacts
Applicant: Topaz Properties, LLC	Planner: Fletcher Lacock
Property Owner: Topaz Properties, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water: Nicole Lecy
Other: Scull Construction	Sewer: Nicole Lecy

Subject Property Information	
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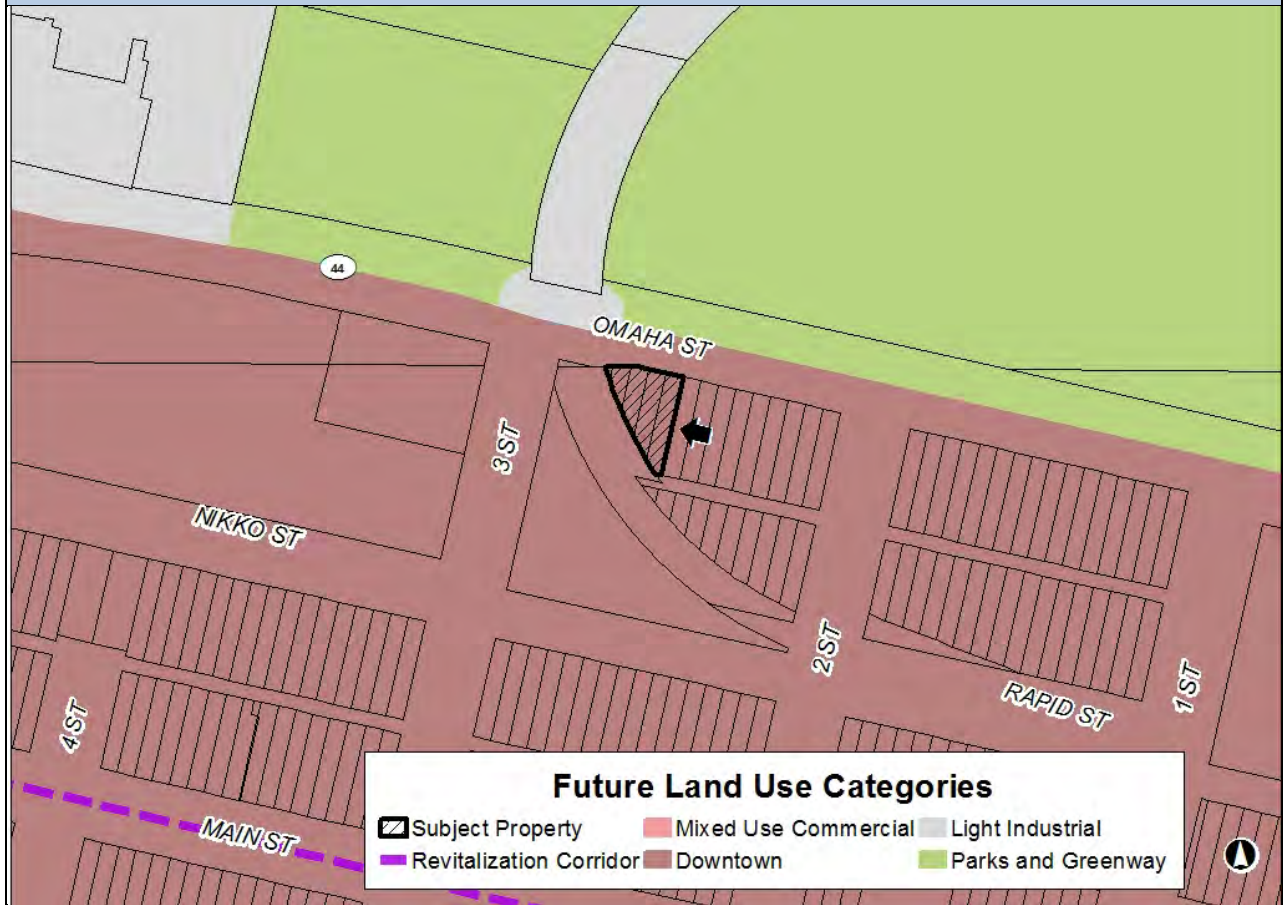
Address/Location	219 Omaha Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Original Town of Rapid City
Land Area	0.27 acres
Existing Buildings	Commercial structure
Topography	Relatively flat
Access	Omaha Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	Federally designated 500-year floodplain protected by levee

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	DT	Commercial structure
Adjacent North	FH	PG	Park
Adjacent South	GC	DT	Goodyear
Adjacent East	GC	DT	Super Lube
Adjacent West	GC	DT	Bank West

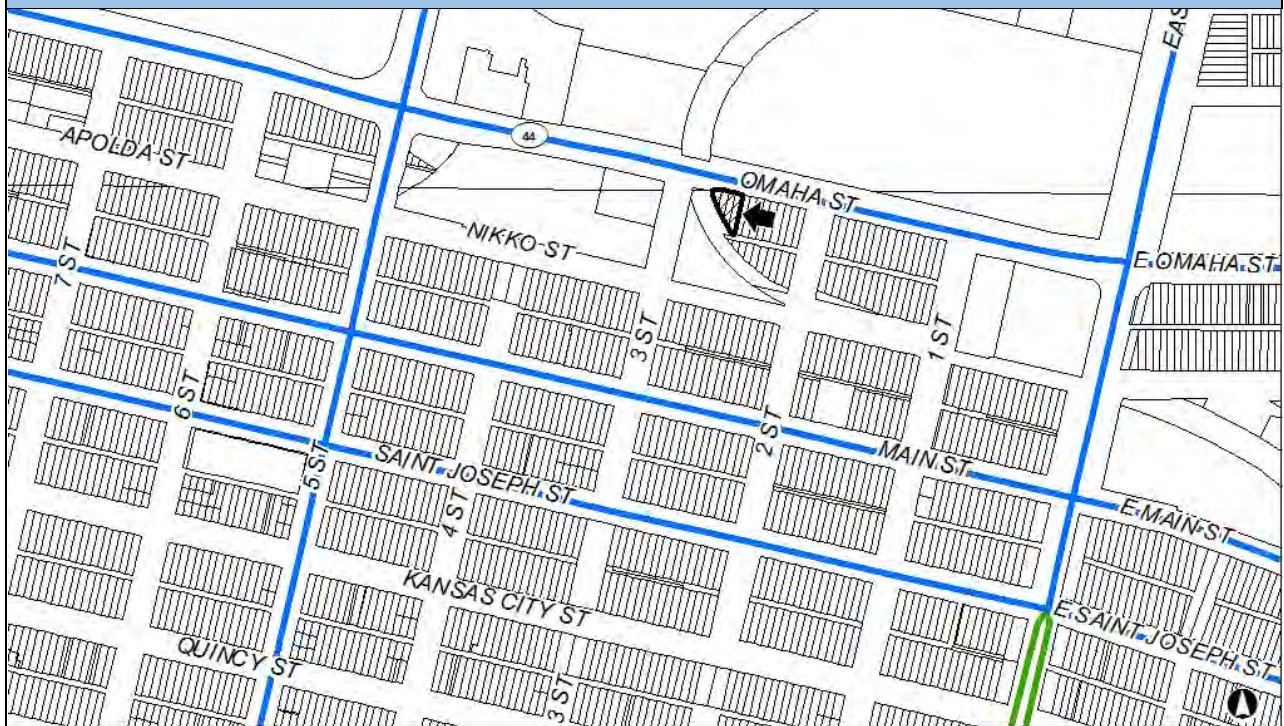




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			

Relevant Zoning District Regulations		
General Commercial District	Required	Proposed/Existing
Lot Area	N/A	8,035 square feet
Lot Frontage	N/A	110 feet
Maximum Building Heights	4 stories, 45 feet	1 story
Maximum Density	75%	59%
Minimum Building Setback:		
• Front	25 feet	15 feet
• Rear	0 feet	0 feet
• Side	0 feet	0 feet
• Street Side	25 feet	N/A
Minimum Landscape Requirements:		
• # of landscape points	3,290	3,500
• # of landscape islands	N/A	N/A
Minimum Parking Requirements:		
• # of parking spaces	16	0
• # of ADA spaces	1	N/A
Signage	Pursuant to RCMC	None proposed
Fencing	Pursuant to RCMC	None proposed
Recommendation		
Staff recommends that the applicant's withdrawal be acknowledged.		