Case No. 18UR007

**Legal Description:**

Lot 3 less the east 95 feet of the SE1/4 of the SW1/4 of the SE1/4 of Section 34, T3N, R7E, BHM and Lot L of Law's Tract Less Lot H-1 in Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
July 12, 2018

Ken Young – Director
Community Development
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Letter of Intent – Conditional Use Permit
Super Clean Car Wash - 2309 West Main Street

Director Young:

On behalf landowner (RCS Construction) and applicant (Todd Ossenfort) we are requesting a Conditional Use Permit to allow a car wash in a General Commercial Zoning District.

This site is the location of the former Tidal gas station located on the north side of West Main Street at the Dakota Drive intersection. The property is currently vacant as the previous building and improvements have been demolished and removed.

The proposed plan of development and operation include:

1. A single drive-thru express tunnel car wash with free vacuums.
2. 2 automated teller pay stations. Customers can purchase a single wash or a monthly subscription for unlimited washes.
3. Upon entering the wash cars are sprayed with high pressure prep guns by employees (2).
4. The tunnel wash is capable of washing up to 60 cars per hour.
5. Peak traffic is anticipated to be weekdays from 5 pm to 7 pm which will match the predominant traffic patterns of westbound commuters returning home (entering from the east and existing to the west).
6. Hours of operation will be from 7:00 am to 7:00 pm Monday through Saturday and from 9:00 am to 6:00 pm on Sunday (depending on weather). The wash is closed if it’s raining, snowing, or the temperature is below 10 degrees Fahrenheit.
7. Free vacuuming hours will match business hours and the vacuums will be turned off when the wash is closed.
8. Traditionally, Saturdays are the busiest days of the week, with December, January, February and March the busiest months of the year.
9. There will be 2 full-time employees on site during business hours, with 3 full-time employees on Saturdays.
10. 9 vacuum stalls are provided, 3 employee parking spaces, 1 van accessible handicap space, and 9 stacking spaces for the car wash.
11. Signage on the building will be per the attached elevations (90 sf). There will be a single pole sign at the entrance with 60 sf of signage and 60 sf of reader board.
12. There will be a decorative metal fence along the west side of the property.
13. The proposed site development meets all of the required building setbacks, landscaping, stormwater quality, parking, stacking and circulation.
14. The site is currently served by 2 approaches on each side of the property. The westerly approach will be closed and the easterly approach will be relocated to align more closely with the Dakota Drive intersection. The removal and relocation of the approaches will enhance the safety of the traffic entering and exiting the property and provide greater separation from existing approaches in use on the adjoining properties.

The proposed car wash will provide a reasonable use and re-development of this property. Access to the property will be improved, traffic safety will be enhanced, landscaping will be provided and stormwater quality requirements will be met – all representing improvements over the previous use of this property.

We believe that this is an appropriate use for this location that will provide employment opportunities, provide a desired service for citizens, enhance the appearance and safety of the property and generate additional sales tax income for Rapid City. We respectfully ask for your support of the requested Conditional Use Permit for this property.

Thank you for your time and consideration.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

[Signature]
Janelle L. Finck
President

jlf