



Rapid City Planning Commission

Conditional Use Permit Project Report

August 9, 2018

Item #10
Applicant Request(s)
Case #18UR007 –Conditional Use Permit to allow a carwash in the General Commercial District Companion Case(s) # N/A

Development Review Team Recommendation(s)
Staff recommends approval of the Conditional Use Permit to allow a car wash with the stipulations as noted below.

Project Summary Brief
<p>The applicant has submitted a Conditional Use Permit to allow a carwash in the General Commercial District. In particular, the applicant is proposing to construct a one-lane drive-thru tunnel carwash measuring 2,596 square feet in size. The development will include a three-lane covered pay station attached to an office building measuring 1,975 square feet in size with 9 vacuum stalls located on the south side of the proposed carwash. The hours of operation will be Monday through Saturday from 7:00 a.m. to 7:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m. The applicant is also proposing a pole sign with an electronic reader board sign measuring 60 square feet in size. The Planning Commission has directed staff to bring all requests for electronic reader board signs proposed within a Conditional Use Permit before the Planning Commission for consideration.</p> <p>The property is zoned General Commercial District and is approximately 21,350 square feet in size. The property is the former location of a “Tidal” fuel station which has since been demolished.</p>

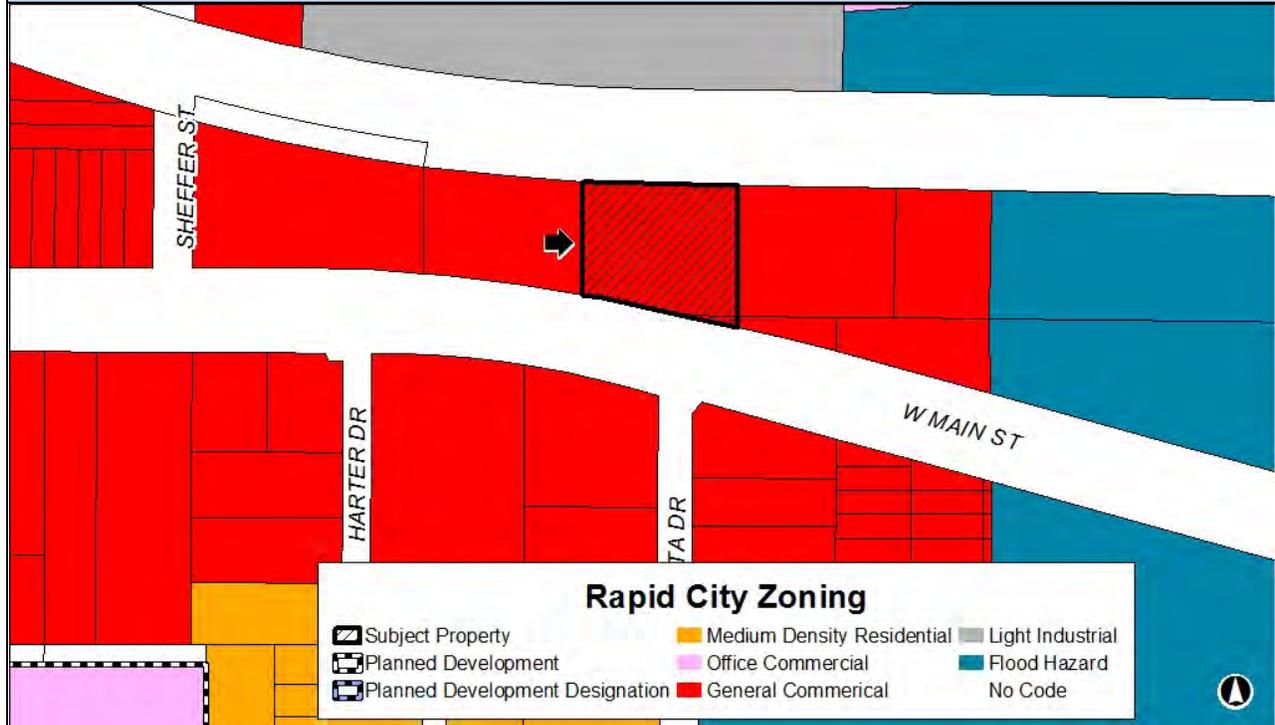
Applicant Information	Development Review Team Contacts
Applicant: Todd Ossenfort	Planner: Fletcher Lacock
Property Owner: RCS Storage LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2308 West Main Street
Neighborhood	West Rapid Neighborhood Area
Subdivision	Law’s Tract and Section 34, T2N, R7E
Land Area	0.5 acres
Existing Buildings	Former location of fuel station / fuel station demolished
Topography	Relatively flat
Access	West Main Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500 year floodplain

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Former location of fuel station / currently vacant
Adjacent North	LI	LI	Northwest Pipefittings
Adjacent South	GC	MUC	Fast food restaurants
Adjacent East	GC	MUC	MED5 Federal Credit Union
Adjacent West	GC	MUC	Commercial strip mall

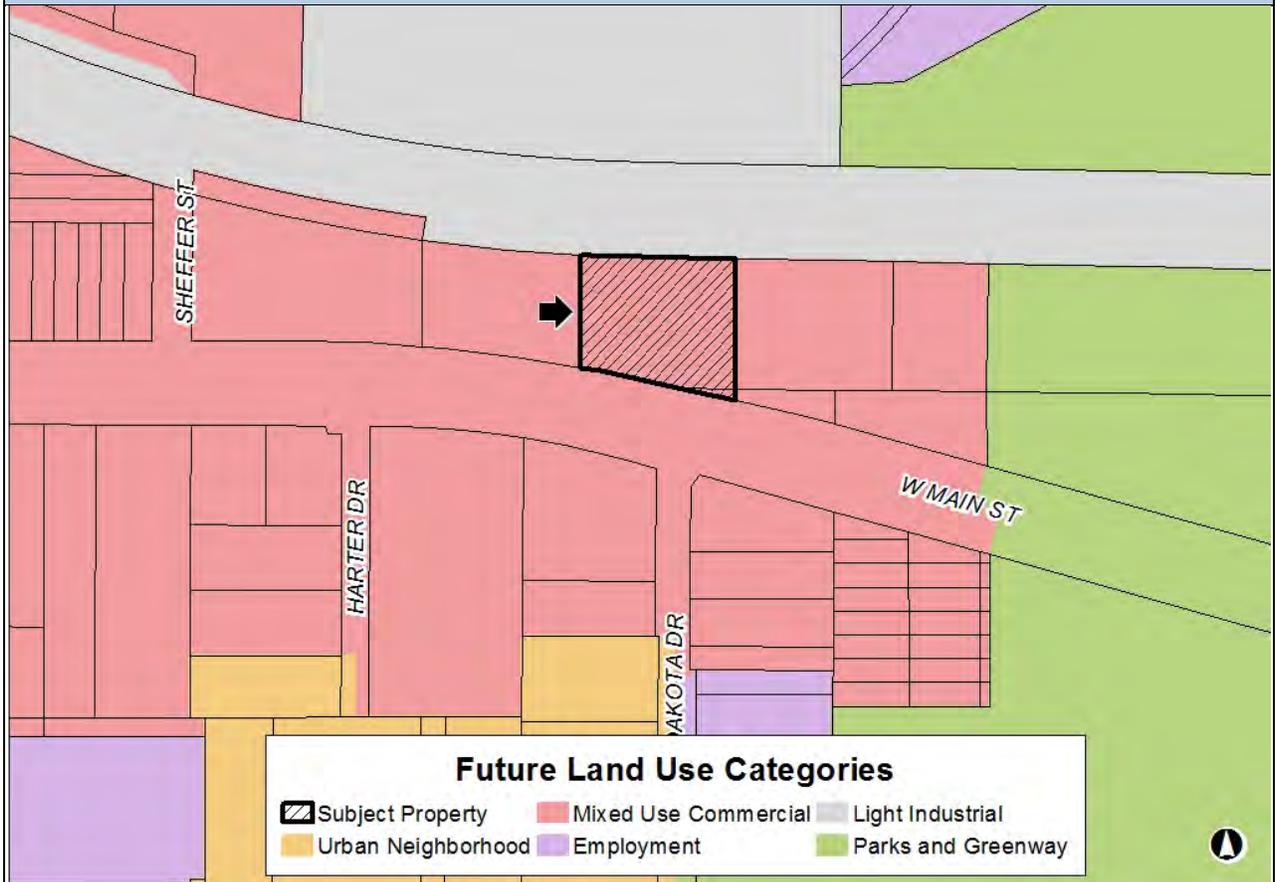
Zoning Map



Existing Land Uses



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	
Lot Area	N/A	0.5 acres	
Lot Frontage	N/A	Approximately 167 feet	
Maximum Building Heights	4 stories, 45 feet	One story / 18 feet	
Maximum Density	75%	12.2%	
Minimum Building Setback:			
• Front	25 feet	82.2 feet	
• Rear	"0" feet	3 feet	
• Side	"0" feet	32.4 feet from west / 105 feet from east	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	18,754	19,530	
• # of landscape islands	0	0	
Minimum Parking Requirements:			
• # of parking spaces	12 parking spaces and 3 stacking spaces	15 parking spaces and 6 stacking spaces	
• # of ADA spaces	1 van accessible	1 van accessible	
Signage	As per RCMC Chapter 17.50.100	90 square feet of wall signage / 60 square feet of pole sign / 60 square feet of reader board	
Fencing	As per RCMC Chapter 17.50.340	Proposed 6-foot decorative metal fence along west property line	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a car wash	
1. The location, character and natural features of the property:	The property is located north of the intersection of West Main Street and Dakota Drive. The property is the former location of a "Tidal" fuel station which has since been demolished. The applicant is proposing to construct a tunnel car wash.
2. The location, character and design of adjacent buildings:	Properties to the south, east, and west are also zoned General Commercial District. The railroad lies directly north of the subject property. Property directly north of the railroad is zoned Light Industrial District. The property to the east is developed with a credit union. The properties to the south are developed with fast food restaurants. The property to the west is developed with a strip mall. The property to the north is the location of Northwest Pipefittings.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to construct a 6-foot high decorative metal fence along the west property line and around the proposed dumpster. There is a 20-foot wide sanitary sewer easement located on the west side of the property. Public Works staff has indicated that either the proposed fencing must be removed or the fencing must be designed to be removable. Upon submittal of a Building Permit, the applicant must revise the plans to remove the

	<p>fencing or submit detailed drawings demonstrating that the fencing is removable.</p> <p>The proposed landscape plan is in compliance with Chapter 17.50.300 of the Rapid City Municipal Code.</p>
4. Proposed vegetation, topography and natural drainage:	The property is located in the Federally designated 500-year floodplain. A Floodplain Development Permit is not required.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Pedestrian access is provided with a sidewalk along West Main Street. Vehicular access to the property is from West Main Street. The applicant is proposing to reduce the number of approaches to the property from two to one. Public Works staff has indicated that the proposed ADA sidewalk ramps must be relocated to be in the right-of-way. As such, upon submittal of a Building Permit, the plans must be revised to show sidewalks designed in compliance with the Infrastructure Design Criteria Manual.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed carwash will generate approximately 78 trips per peak hour. West Main Street is identified as a Principal Arterial Street on the City's Major Street Plan. West Main Street is also a commercial corridor in the City and this section is identified as the 5 th highest crash segment in the City according to the "Arterial Street Safety Study". The applicant should be aware that the study recommends that a raised median on West Main Street be constructed between Dakota Drive to the south and Harter Drive to the west. In addition, a raised median is recommended along West Main Street east of Harter Drive. The applicant is not required to construct the median, but should be aware that future improvements along West Main Street may include medians at this location.
7. Proposed signs and lighting:	The applicant is proposing to install wall signage and to construct a pole sign on the property. In particular, the applicant is proposing a pole sign a maximum of 45 feet in height with 120 square feet of signage to include an electronic reader board sign measuring 60 square feet in size. The Planning Commission has directed staff to bring all requests for electronic reader board signs proposed within a Conditional Use Permit before the Planning Commission for consideration. The proposed sign is allowed under the current Sign Code in the General Commercial District. If the Planning Commission determines that the electronic message board is appropriate, staff recommends that the Conditional use Permit be approved.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water. As noted above, there is an existing 20-foot wide sanitary sewer easement located along the west property line. Structures such as fences are not permitted to be located within a sanitary sewer easement. As such, the applicant must remove the proposed fencing or design it in such a way as it is removable.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District. A carwash is a conditional use in the district.

10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed carwash is in compliance with the area regulations of the General Commercial District.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	A carwash is a conditional use in the General Commercial District due to the noise, odor, and traffic generated by the use. West Main Street is an established commercial corridor in the City. A car wash is required to provide a sand and oil separator for the wastewater.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that permanent fencing is not located in an easement. In addition, any expansion of use or the proposed electronic reader board sign will require a Major Amendment.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial	
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:	
Comprehensive Plan Conformance – Core Values Chapters	
 A Balanced Pattern of Growth	
BPG-1.1A	Compact Growth: The applicant is proposing to construct a carwash in an established commercial corridor which already has paved streets and public water and sewer.
 A Vibrant, Livable Community	
	N/A
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: West Main Street is identified as a Principal Arterial Street on the City’s Major Street Plan. The “Arterial Street Safety Study” identifies this segment of West Main Street to be the 5 th highest crash segment in the City. The applicant should be aware that the study recommends that a raised median be constructed along this corridor. The applicant is not required to construct the median, but should be aware that future improvements along West Main Street may include one at this location.
 Economic Stability and Growth	
EC-1.3C	Balance New and Existing Businesses: West Main Street is an established commercial corridor in the City and the applicant is proposing to redevelop an area which was previously a fuel station.
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	

GOV-2.1A	Public Input Opportunities: The proposed Conditional Use Permit requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Conditional Use Permit is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Mixed-Use Commercial
Design Standards:	
N/A	The property is zoned General Commercial District and a carwash is identified as a Conditional Use in the district.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	West Rapid Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The proposed carwash development supports the goal of reinvestment in the West Rapid Neighborhood Area.

Findings

Staff has reviewed the Conditional Use Permit to allow a carwash in the General Commercial District pursuant to Chapter 17.18, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property is zoned General Commercial District and a carwash is a conditional use in the district. West Main Street is identified as a Principal Arterial Street on the City’s Major Street Plan and is an established commercial corridor in the City. The proposed carwash supports the goal on re-investment in the West Rapid Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Conditional Use Permit to allow a car wash be approved with the following stipulation(s):	
1.	Upon submittal of a Building Permit, the plans shall be revised to remove the fencing or detail drawings shall be submitted for the proposed fence and dumpster enclosure that demonstrates that they can be removed and are not permanent structures located in a public sewer easement;
2.	Upon submittal of a Building Permit, the plans shall be revised to address redline comments;
3.	If the Planning Commission determines that this is an appropriate location for an electronic reader board sign, then an electronic reader board sign measuring 60 square feet in size shall be allowed. All signage shall comply with the requirements of the Rapid City Sign Code. An increase in size or any new electronic or LED signage shall require a Major Amendment to the Conditional Use Permit. A sign permit is required for any new signs; and,
4.	The Conditional Use Permit shall allow for a carwash. Any expansion of the carwash shall require a Major Amendment to the Conditional Use Permit. All uses permitted in the General Commercial District shall be permitted, contingent upon sufficient parking being provided and an approved Building Permit. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Conditional Use Permit.