



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## Department of Community Development

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### MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner III

DATE: January 16, 2019

RE: File #18OA022 - An Ordinance to allow a car wash as a permitted use in the General Commercial Zoning District by amending Section 17.18.020 of the Rapid City Municipal Code

The purpose of the Ordinance Amendment is to allow a car wash as a permitted use in the General Commercial District provided that there are no dwellings or residential zoning districts located within 250 feet of the property. In most instances, a car wash is constructed in conjunction with a convenience store, within a corridor of other commercial uses. If there are residential districts or dwellings located within 250 feet, then the use would be reviewed as a Conditional Use Permit. Carwashes are currently only identified as a conditional use in the General Commercial District due to the noise and odor and the impact that would have on adjacent properties. The proposed Ordinance Amendment would allow carwashes as a permitted use provided there is a 250 foot buffer from any residential district or dwelling. The 250 foot buffer is the standard distance that a conditional use would be required to send notification letters.

Staff recommends that the Ordinance Amendment to allow a car wash as a permitted use in the General Commercial Zoning District be approved.



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