Case No. 19PD037

Legal Description:

Lot 2B of Lot B of Block 15 of Bradsky Subdivision, located in Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
July 23, 2019

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

RE: Letter of Intent – PD Major Amendment
Super Clean Car Wash – 1501 Cambell Street

Director Young:

On behalf applicant and landowner DJS Holdings LLC (Todd Ossenfort) we are requesting a Major Amendment to the existing Planned Development to allow a building addition to extend the tunnel car wash.

This site has been in use since the early 2000's and consists of 6 standard self-serve car wash bays and one automatic/tunnel wash bay with 5 vacuum stations. This request will allow an expansion/update to the tunnel wash as well as an update of the vacuum stations.

The proposed plan of development and operation include:

1. 6 self-service wash bays
2. 1 automated teller pay station. Customers can purchase a single wash or a monthly subscription for unlimited washes.
3. 5 updated free vacuum stations - vacuuming hours will match business hours and the vacuums will be turned off when the wash is closed.
4. 1 automatic Tunnel Wash.
5. Peak traffic is anticipated to be weekdays from 5 pm to 7 pm.
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 is raining, snowing, or the temperature is below 10 degrees Fahrenheit.
7. Traditionally, Saturdays are the busiest days of the week, with December, January, February and March the busiest months of the year.
8. There will be 1-2 full-time employees on site during business hours.
9. 5 parking spaces are provided - 2 employee parking spaces, 2 customer parking spaces and 1 van accessible handicap space
10. A total of 15 stacking spaces are provided – 2 for each of the traditional wash bays and 3 for the tunnel wash bay. Based on current use patterns the provided stacking will be sufficient for the proposed use.

11. Existing signage and lighting are per the attached photos.

12. Landscaping will be provided per the attached plan.

13. The site is currently 100% impervious surface (building and paving) and the proposed additions do not represent an increase in the impervious area or a requirement for additional stormwater quality measures.

14. The site is currently served by a single approach at the northeast corner of the property. The approach also serves as access to the adjoining storage units to the west. Existing easements provide for areas of common access, circulation and parking for the car wash and storage facility.

During the course of the current as-built survey it was noted that the existing vacuums were inadvertently located on a portion of the adjoining City Greenway Tract. As part of this request the vacuums will be relocated onto the subject property, a water main and hydrant will be relocated onto City property (at the owners expense) and portions of existing standard 8' wide Utility and Minor Drainage Easements will be vacated in order to facilitate the relocation of the vacuums and the pay station for the automatic Tunnel Wash.

The proposed car wash addition and vacuum modifications provide a reasonable update of this existing use. We respectfully ask for your support of the requested Major Amendment to the Planned Development for this property.

Thank you for your time and consideration.

Sincerely,

FI SK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jlf

RECEIVED
JUL 26 2019
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT
Landscape Calculations
Lot Area 23,715 SF
Building Area 5,033 SF
Required Landscape Pts 18682 Pts

Proposed
Planting Key
(with point totals)
Grass/Turf (10 pts/SY)
116.6 SY – 1,166 Pts
Ground Cover (100 pts/SY)
96.66 SY – 9,666 Pts

Small Deciduous Tree (500 pts)
Canada Red Cherry
4 @ 500 = 2,000 Pts

Shrub (250 pts)
Juniper (Wichita Blue or Blue Arrow)
26 @ 250 = 6,500 Pts

Landscape Pts shown 19,332 Pts

Landscape Planting Note
Plantings and placement reflect the ability of the site to sustain compliance with the landscape ordinance. This plan shall not, however, constrain the owner from exercising personal discretion for individual landscape items based on seasonal availability and preference – provided that conformance to the ordinance is continually met.