



Rapid City Planning Commission

Conditional Use Permit Project Report

May 26, 2016

Item #3
Applicant Request(s)
Case # 16UR010 – Conditional Use Permit to allow a car wash
Companion Case(s) # N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulation(s) noted below

Project Summary Brief
The applicant has submitted a Conditional Use Permit to allow a car wash on property zoned General Commercial District. In particular, the applicant is proposing to construct a 3,127 square foot car wash on property that is the location of two car dealerships, Granite Buick/GMC and Nissan located at 2330 East Mall Drive.

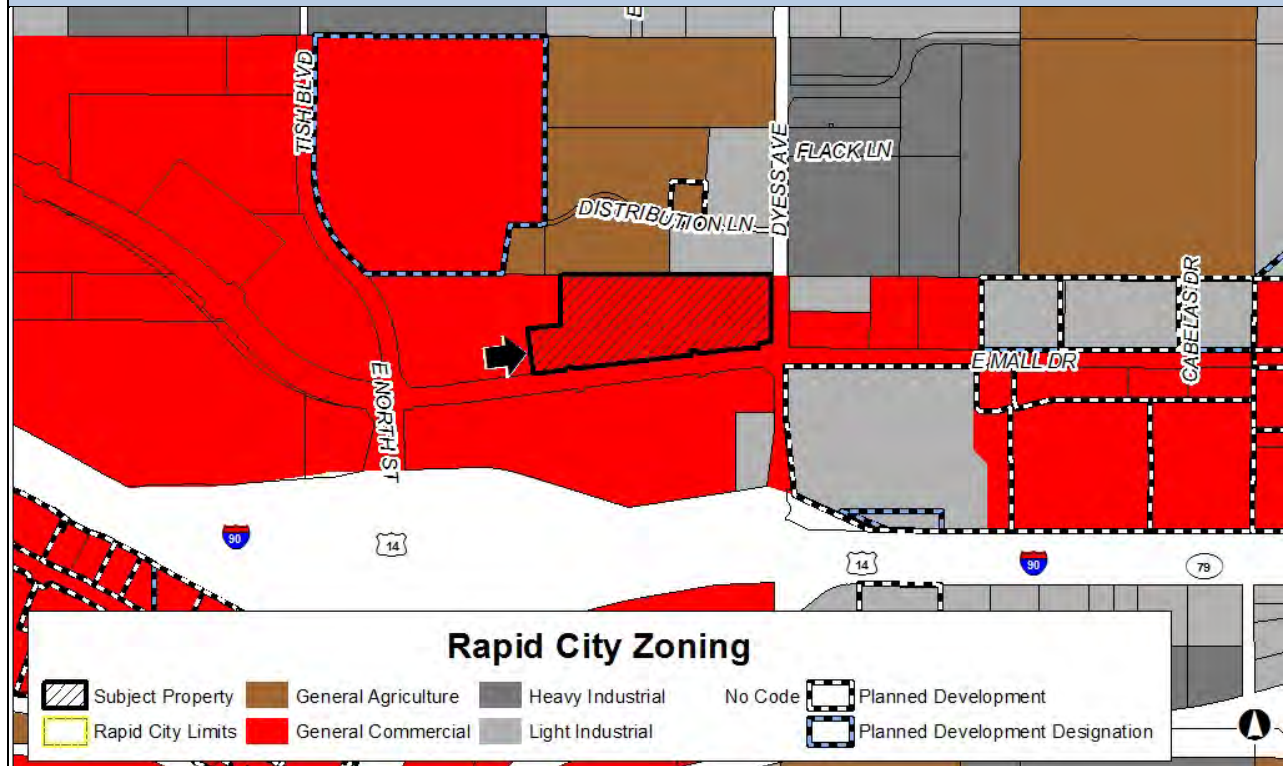
Applicant Information	Development Review Team Contacts
Applicant: Arm Land LLC	Planner: Fletcher Lacock
Property Owner: Arm Land LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Gustafson Builders	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2330 East Mall Drive
Neighborhood	Northeast
Subdivision	East Mall Business Center Subdivision
Land Area	13.47 acres
Existing Buildings	Car dealerships
Topography	Relatively flat
Access	East Mall Drive and Dyess Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

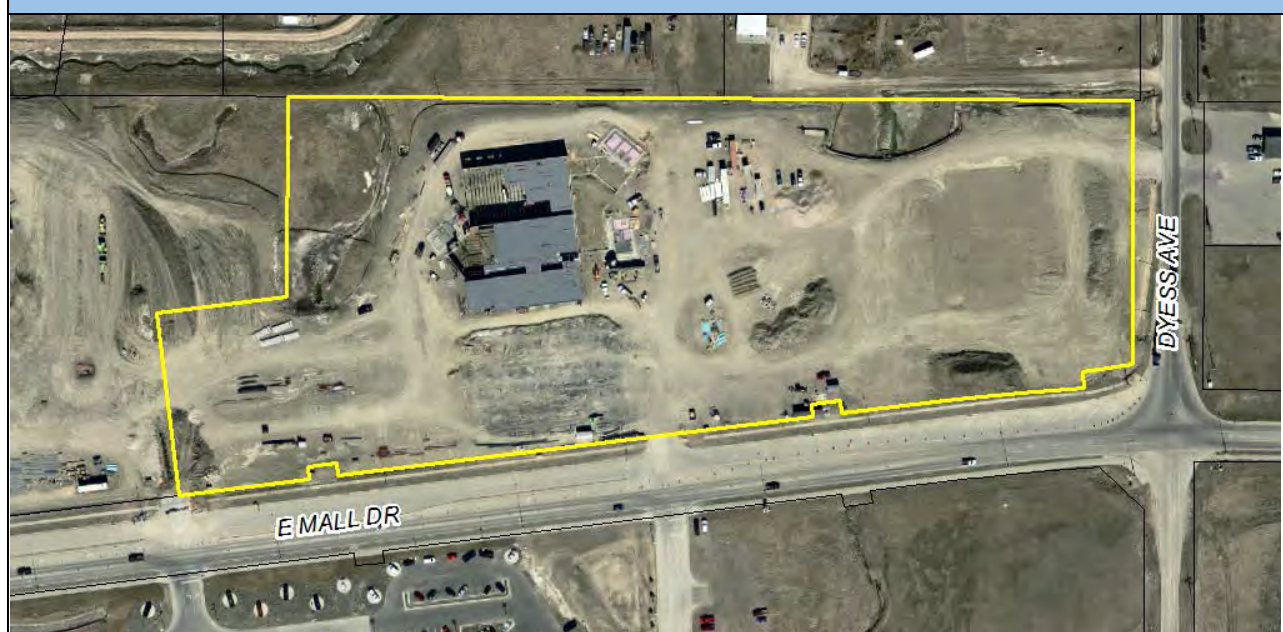
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Granite Buick/GMC and Nissan dealerships
Adjacent North	GA and LI	LI	Cellular communication tower
Adjacent South	GC	MUC	Rapid Chevrolet / Cadillac dealership
Adjacent East	GC and LI	MUC	Great Western Tire
Adjacent West	GC	MUC	McKie Ford Lincoln dealership

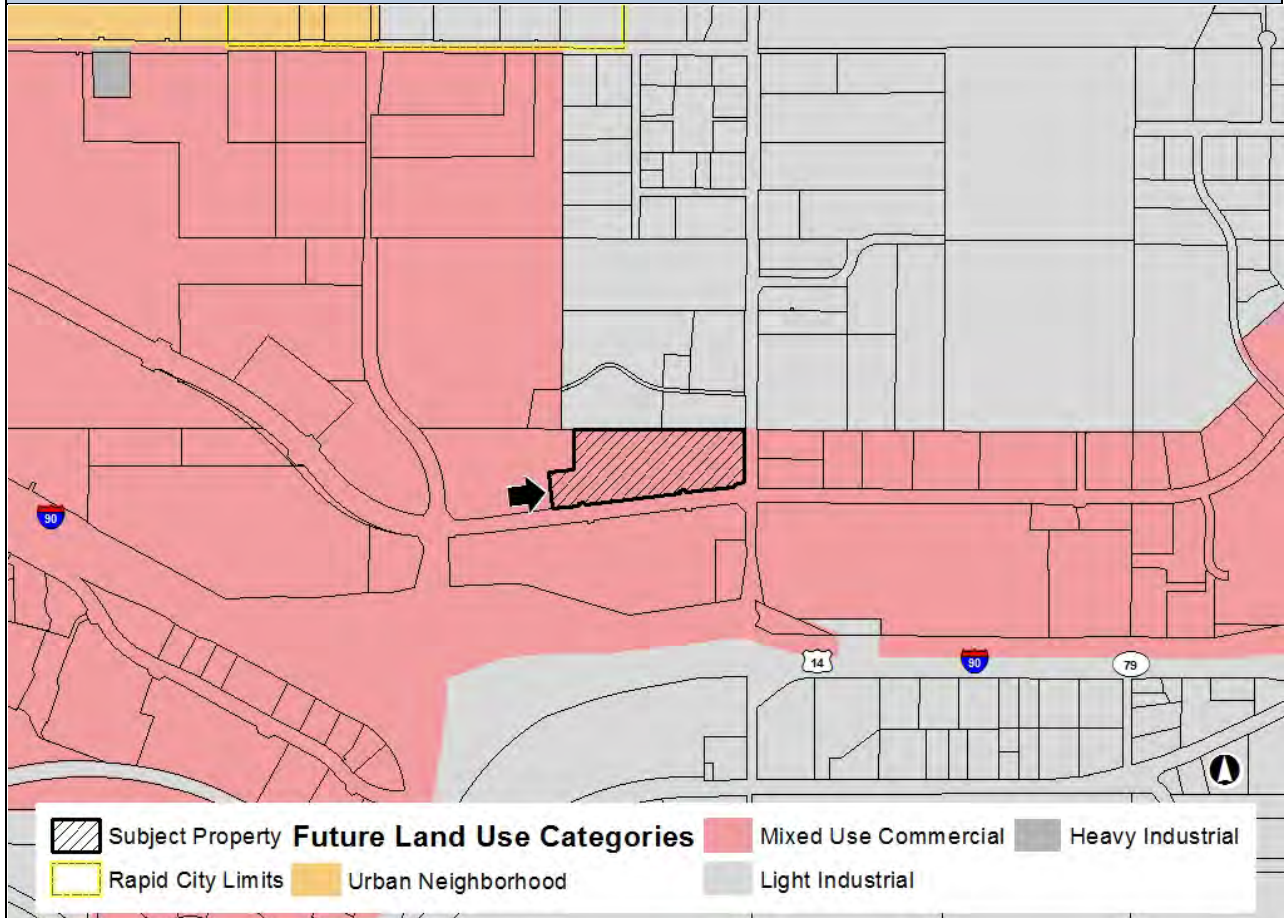
Zoning Map



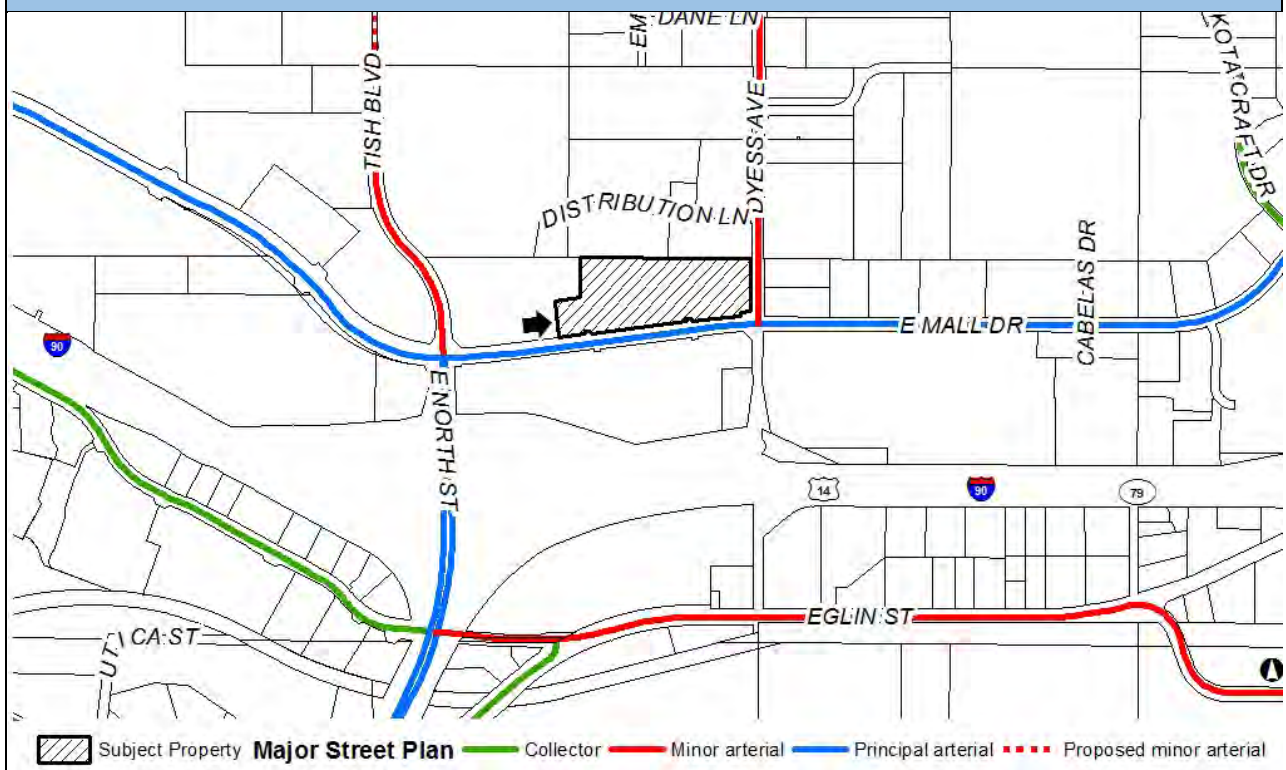
Existing Land Uses



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	586,754 square feet	
Lot Frontage	N/A	Approximately 1,700 feet	
Maximum Building Heights	4 stories or 45 feet	One story	
Maximum Density	75%	13%	
Minimum Building Setback:			
• Front	25 feet	Approximately 165 feet	
• Rear	"0" feet	51.48 feet	
• Side	"0" feet	60.58 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	510,209	539,806	
• # of landscape islands	6	6	
Minimum Parking Requirements:			
• # of parking spaces	3 stacking spaces	3 stacking spaces	
• # of ADA spaces	N/A	N/A	
Signage	Two square feet for every linear square foot of frontage	No new signage proposed	
Fencing	8 feet	No fencing proposed	





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 cellular communication tower	
1. The location, character and natural features of the property:	The property is located at 2330 East Mall Drive. The property is the location of Granite Buick/GMS and Granite Nissan dealerships.
2. The location, character and design of adjacent buildings:	Property to the north is developed with a cellular communication tower. Property to the south is developed with a Rapid Chevrolet / Cadillac dealership. Property to the east is developed with Great Western Tire. Property to the west is developed with a McKie Ford Lincoln dealership.
3. Proposed fencing, screening and landscaping:	The location of the car wash was identified in the Master Plan for the development. All landscaping required for the property was approved with Building Permits for the Granite Nissan and Granite Buick/GMC dealerships.
4. Proposed vegetation, topography and natural drainage:	The proposed car wash does not interfere with any site drainage. The applicant should be aware that industrial pre-treatment compliance must be obtained from the Water Reclamation Division prior to issuance of a Building Permit.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access to the property is from East Mall Drive and Dyess Avenue. The site plan identifies sidewalks along East Mall Drive and future sidewalk along Dyess Avenue.




6. Existing traffic and traffic to be generated by the proposed use:	A car wash should generate approximately 45 trips per peak hour. East Mall Drive and Dyess Avenue are identified as a Principal Arterial Street and a Minor Arterial Street on the City's Major Street Plan, respectively. A car wash is an appropriate use along an arterial street.
7. Proposed signs and lighting:	The applicant is not proposing any new signage or lighting.
8. The availability of public utilities and services:	The property is currently served by Rapid City water and sewer.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District and is located adjacent to East Mall Drive and Dyess Avenue. A car wash is identified as 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 car wash is in compliance with the area regulations as per Chapter 17.18.050 of the Rapid City Municipal Code.
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:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution. The property is located in a commercial corridor along two arterial streets. As noted above, prior to issuance of a Building Permit, the applicant must obtain approval from the Water Reclamation Division for industrial pre-treatment compliance.
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 industrial pre-treatment compliance is obtained for the waste water from the car wash.

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 proposed car wash is located along East Mall Drive which is identified as a Principal Arterial Street on the City's Major Street Plan. The proposed car wash is located along an existing street with existing public utilities.
	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: The proposed car wash is located in a commercial corridor along East Mall Drive which is identified as a Principal Arterial Street on the City's Major Street Plan.

	Economic Stability and Growth
	N/A
	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 advertized 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial
Design Standards:	
GDP-MU1	Relationship of Uses: The car wash is an accessory use to the car dealerships located on the subject property and adjacent properties. As noted above, the property is located in a commercial corridor along a Principal Arterial Street.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast
Neighborhood Goal/Policy:	
NE-NA1.1C	Employment Activities: The proposed car wash is located west of Dyess Avenue where light industrial and commercial uses are being supported to take advantage of the highway transportation network.

Findings	
Staff has reviewed the Conditional Use Permit to allow a car wash 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 is located within an existing commercial corridor along a Principal Arterial Street. A car wash is a conditional use in the district. The proposed car wash is an accessory use to the surrounding car dealerships.	

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:	
1.	Upon submittal of a Building Permit, the construction plans shall be revised to show a 15 foot wide public water and sewer easement along the west property line;
2.	Prior to issuance of a Building Permit, the plans shall be submitted to Water Reclamation for review and approval of the industrial pre-treatment compliance for waste water; and,
3.	The Conditional Use Permit shall allow a car wash. Any expansion of the use shall require a Major Amendment. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Conditional Use Permit.



Rapid City Community Planning & Development Services

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
Case # 16UR010	Conditional Use Permit to allow a car wash
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any construction. A certificate of completion shall be obtained prior to initiation of the use;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met; and,
4.	All requirements of the International Fire Code shall be met.