

STAFF REPORT

April 26, 2001

No. 01UR016 - Major Amendment to a Use On Review to allow the expansion of a car wash in the General Commercial Zoning District

ITEM 20

GENERAL INFORMATION:

PETITIONER	Moyle Petroleum Company
REQUEST	No. 01UR016 - Major Amendment to a Use On Review to allow the expansion of a car wash in the General Commercial Zoning District
LEGAL DESCRIPTION	Tract 2, Arches Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.4 Acres
LOCATION	2640 Mount Rushmore Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	High Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Major Amendment to a Use On Review to allow the expansion of a car wash in the General Commercial Zoning District be approved with the following stipulations:

Fire Department Recommendations:

1. Prior to issuance of a Building Permit, a site plan identifying the location of water lines and hydrants shall be submitted; and,

Building Inspection Division Recommendations:

2. A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy.

GENERAL COMMENTS: The applicant is requesting approval of a Major Amendment to a Use on Review to expand the existing car wash located on the subject property. On June 17, 1996 the City Council approved a Use on Review to allow a car wash in association with a convenience store and fast food restaurant. Currently the convenience store is operating; however the fast food restaurant is closed and the applicant has indicated that the owner is

STAFF REPORT

April 26, 2001

No. 01UR016 - Major Amendment to a Use On Review to allow the expansion of a car wash in the General Commercial Zoning District

ITEM 20

in the process of leasing that space. The site plan shows that the car wash will be expanded 36 feet to the east where stacking spaces are provided for the existing car wash.

STAFF REVIEW: As mentioned previously, the car wash addition will be constructed over area that is currently being used for stacking stalls. Section 17.50.270, the Minimum Off-Street Parking Requirements, of the Rapid City Municipal Code requires that three 23 foot long stacking stalls be provided for a drive-through car wash. The site plan provided by the applicant shows that after construction of the car wash addition there would be sufficient space for five stacking stalls.

Staff has reviewed this request for a Major Amendment to a Use on Review in accordance with the provisions of Sections 17.18.030.9 and Section 17.54.030.E of the Rapid City Municipal Code and finds this request is in general compliance with the twelve criteria for Use on Reviews.

As of this writing, the applicant has provided the documentation of completion of the certified mailing and the required Use on Review sign has been posted on the property. Staff has received one phone call regarding this request. The caller asked what the applicant was proposing and did not indicate opposition to or support for the Use on Review request.