

STAFF REPORT

May 24, 2001

UOR #01UR021 - Use On Review to allow a Car Wash in the Neighborhood Commercial Zoning District in accordance with Section 17.20.030I of the Rapid City Municipal Code

ITEM 12

GENERAL INFORMATION:

PETITIONER	Moyle Petroleum Company and City of Rapid City
REQUEST	UOR #01UR021 - Use On Review to allow a Car Wash in the Neighborhood Commercial Zoning District in accordance with Section 17.20.030I of the Rapid City Municipal Code
LEGAL DESCRIPTION	Lot 1 of Sheridan Park Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.14 acres
LOCATION	2808 Sheridan Lake Road
EXISTING ZONING	Neighborhood Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Office Commercial District (PCD)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use On Review to allow a Car Wash in the Neighborhood Commercial Zoning District in accordance with Section 17.20.030I of the Rapid City Municipal Code be continued to the **June 7, 2001** Planning Commission meeting to allow the petitioner time to submit additional required information.

GENERAL COMMENTS: The subject property is currently zoned Neighborhood Commercial which does not allow car washes as a permitted use or a use permitted on review. Chapter 17.20.030(I) of the Rapid City Municipal Code provides that the Planning Commission may allow as a Use on Review "other uses which meet the intent of the district". This section also requires that the applicant submit for review and approval a site plan that includes the type of use proposed, a parking and circulation plan, landscaping plan, screening plan and any other information deemed necessary to make a determination. Therefore, the applicant is requesting that the Planning Commission determine that a car wash is an appropriate use for

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this property and grant Use on Review approval to construct a car wash on the subject property.

Currently, a 2,400 square foot convenience store, gas pumps and a canopy covering the gas pumps are located on the property. In 1988, a building permit was issued to construct the convenience store and a variance was granted to eliminate the screening and parking lot curb requirements. The canopy covering the gas pumps was constructed in 1988.

The site plan submitted with this request shows the proposed 1,440 square foot car wash building will be constructed southeast of the existing convenience store, approximately seven feet from the east property line. Patrons will access the car wash from the north side of the convenience store parking lot and exit onto Wapiti Street.

STAFF REVIEW: As mentioned previously, a site plan was submitted with this request. However, the plan did not include a screening, landscaping, parking or circulation plan. In addition, staff has indicated that the applicant must provide a grading plan, drainage plan and revise the site plan to include the location of utilities within 500 feet of the property. A major drainage easement is located in the northeast corner of the property and staff is concerned that the proposed stacking lane encroaches into the drainage easement. Therefore, the Engineering Division is requiring that the applicant identify the location of this easement on the site plan. Staff is recommending that this Use on Review request be continued to the **June 7, 2001** Planning Commission meeting to allow the applicant time to submit the required information.

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Engineering Division Recommendations:

1.

Fire Department Recommendations:

2.

Traffic Engineering Division Recommendations:

3.

Urban Planning Division Recommendations:

4.