

STAFF REPORT
August 2, 2006

No. 06DU002 - Request for a Determination of Use to allow a dry cleaning business as a permitted use in a Community Shopping Center-2 District as per Chapter 17.32.020.B.7 of the Rapid City Municipal Code **ITEM**

GENERAL INFORMATION:

PETITIONER	Allen G. Nelson for Perkins Delaware,LLC
REQUEST	No. 06DU002 - Request for a Determination of Use to allow a dry cleaning business as a permitted use in a Community Shopping Center-2 District as per Chapter 17.32.020.B.7 of the Rapid City Municipal Code
DATE OF APPLICATION	7/11/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the request for a Determination of Use be approved to allow a dry cleaning business as a permitted use in a Community Shopping Center-2 District.

GENERAL COMMENTS: Currently, "French Cleaners and Shirt Laundry" is located in the Baken Park Shopping Center located along Mountain View Road. The Baken Park Shopping Center property is currently zoned Community Shopping Center-2 District. The Community Shopping Center-2 District allows a "cleaning and pressing collection station"; however, a dry cleaning business is not permitted within the district. Section 17.32.020.B.7 of the Rapid City Municipal Code states that other uses similar in character to those listed in this section and in conformity with the general description of the district and which in the opinion of the City Council will not be injurious to the district may be allowed in the Community Shopping Center-2 District. As such, the applicant is requesting a Determination of Use that allows a dry cleaning business as a permitted use in the Community Shopping Center 2-District.

STAFF REVIEW: Staff has reviewed the following request based on the requirements of the Rapid City Municipal Code and has noted the following issues:

The Community Shopping Center-2 District is established to provide areas to "serve as a unified grouping of retail shops and stores to provide goods and services for people within a thirty minute drive of the shopping center. It is intended that the community shopping center development shall consist of a harmonious selection of uses and grouping of building, service, off-street parking, circulation and open spaces, planned and designed as an integrated unit, with appropriate landscaping and screening materials."

The Community Shopping Center-2 District allows other uses with the same general character as a dry cleaning business. In particular, the district currently allows a "help-yourself laundry" and as mentioned above, a cleaning and pressing collection station. The District also allows several other uses that provide goods and services to the area such as a bakery, bank, beauty shop, department store, drugstore, garden center, furniture store,

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grocery store, hardware store, medical facility, pharmacy, restaurant, theaters, etc.

Staff feels that a dry cleaning business is similar and harmonious in nature to the previously mentioned uses allowed in the Community Shopping Center-2 District and would be appropriate in the district with similar development standards. In particular, the parking requirement of 4.5 parking spaces per 1,000 square feet of gross floor area required for the Community Shopping Center-2 District appears to be adequate for a dry cleaning business. Any chemical use and disposal as well as fire protection must be addressed as a part of a building permit and/or Planned Commercial Development.

Staff recommends that the request for a Determination of Use be approved to allow a dry cleaning business as a permitted use in the Community Shopping Center-2 District.