

STAFF REPORT

June 5, 2003

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**No. 03PD025 - Planned Commercial Development - Initial and Final Development Plan**

**ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Don Ossenfort for MWT Leasing Company, Inc.
REQUEST	<b>No. 03PD025 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 10 thru 16, Block 87, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.72 acres
LOCATION	TMA Downtown, 329 Main Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/09/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be approved with the following stipulations:

Building Inspection Division Recommendations:

1. The applicant shall obtain a building permit prior to any construction at the site;

Fire Department Recommendations:

2. The applicant shall verify that any heating units shall be located in approved rooms, and shall comply with all electrical codes and any applicable City Rapid City Municipal Codes;

Urban Planning Division Recommendations:

3. Any future expansion of use shall require a major amendment to the Planned Commercial Development;
4. Any additional use, expansion of use, or change in use shall comply with the minimum

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- required number of off-street parking spaces; and
5. A major amendment shall be obtained for any additional signage located at the site advertising the proposed car wash.

GENERAL COMMENTS: The applicant is requesting a Planned Commercial Development - Initial and Final Development plan to allow a car wash at an existing vehicle maintenance facility. The existing facility is located at 329 Main Street. The submitted site plan shows the car wash is located within the existing vehicle maintenance facility. The applicant has stated that the car wash would only be a service for existing customers at the vehicle maintenance facility. The applicant does not anticipate any expansion of use due to the car wash, and the car wash will not be coin operated. The car wash will be an option that existing customers will have after their cars have been repaired or maintained, and the applicant does not anticipate any additional use due solely to the proposed car wash.

The site is the location for a property placed on the National Register of Historic Places on October 1, 1984. Any interior changes to commercial structures placed on the National Register of Historic Places require an 11.1 review by the Historic Preservation Commission. The proposed request was considered by the Historic Preservation Commission on May 16, 2003, and the Historic Preservation Commission found no adverse impact for the installation of the interior car wash.

STAFF REVIEW: Staff has reviewed the proposed Planned Commercial Development – Initial and Final Development Plan and has noted the following issues:

Non-Conforming Structure: The structure where the proposed use is located was being used as a “repair commercial garage” in 1960. The County Equalization records indicate that the building was constructed in 1930. There was a building permit issued for a interior remodeling for Rapid Chevrolet in 1947. The site that the structure is located on is currently zoned General Commercial, and the structure does not appear to be in compliance with the current codes of the City of Rapid City Municipal Code including setbacks, lot coverage, parking, etc. However, since the structure is existing, and the applicant has stated the proposed use is not expanding the use or occupant load, the structure will maintain compliance with the non-conforming portion of the Rapid City Municipal Code.

Parking: The submitted site plan shows 22 parking spaces located to the west of the structure, and there are 10 parking spaces located inside the structure for a total of 32 parking spaces. Due to the uses located inside the structure, auto-repair, office and storage, a total of 117 parking spaces are required. Since the proposed car wash will not be available to the general public separate from other services on the site, Staff does not believe that the use will significantly increase the parking needs over that which are currently existing on the site. For this reason, Staff is recommending that the minimum required off-street parking current use including the accessory car wash be 32 spaces. However, any additional use, expansion of use or change in use shall require that the off-street parking be provided in accordance with the minimum requirements of the City Ordinance or that a major amendment be obtained.

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Signage: The applicant has stated there will be no additional signage due to the proposed car wash. This will further reduce the potential expansion of use due to the addition of the proposed car wash.

Staff is recommending that the request be approved with the previously stated stipulations. Staff will notify the Planning Commission at the June 5, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has not received any calls or letters concerning the proposed Planned Commercial Development – Initial and Final Development Plan.