

STAFF REPORT  
October 7, 2004

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**No. 04UR015 - Conditional Use Permit to allow a Car Wash in the  
Central Business District**

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**ITEM 28**

GENERAL INFORMATION:

PETITIONER	Kennedy Design Group for Robert J. Rick
REQUEST	<b>No. 04UR015 - Conditional Use Permit to allow a Car Wash in the Central Business District</b>
EXISTING LEGAL DESCRIPTION	The north 49 feet of Lots 29-32, Block 102, Original Town of Rapid City, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4000 square feet
LOCATION	715 Mount Rushmore Road
EXISTING ZONING	Central Business District
SURROUNDING ZONING	
North:	Central Business District
South:	Central Business District
East:	Central Business District
West:	Central Business District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow a Car Wash in the Central Business District be continued to the November 7, 2004 Planning Commission Meeting to allow the applicant time to make the required revisions to the site plan.

GENERAL COMMENTS: The subject property is located on the west side of Mount Rushmore Road between Kansas City Street and Quincy Street. There is an existing 861 square foot structure located on the subject property. The applicant is proposing to construct a 720 square foot car wash on the subject property. The applicant is now requesting a Conditional Use Permit to allow the construction of a car wash in the Central Business District.

STAFF REVIEW: Staff has reviewed this request for a Conditional Use Permit as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

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Building Permit: Staff noted that a Building Permit must be obtained prior to any construction of the car wash and a Certificate of Occupancy must be obtained prior to occupancy of the car wash.

Utilities: Staff noted that the submitted site plan does not show the existing or proposed storm sewer system or the location of the curb stop for the water service. Prior to Planning Commission approval, a revised site plan must be submitted, for review and approval, showing the existing or proposed storm sewer system and the location of the curb stop for water service to ensure it is located within the right-of-way and not on private property.

Staff also noted that the submitted site plan does not show the sanitary sewer service or the location of any existing or proposed grease and mud traps. Prior to issuance of a Building Permit, plans showing the sanitary sewer service and any existing or proposed grease and mud traps must be submitted for review and approval. Staff also noted that no grease, oil, mud, or any other contaminants may be deposited into the sanitary sewer system.

Fire Safety: Staff noted that the submitted site plan does not show the location of the existing underground fuel tanks or vaults. Prior to Planning Commission approval, a revised site plan must be submitted showing the location of the existing underground fuel tanks or vaults to insure that the proposed car wash is not located on top of them. Staff also noted the proposed car wash shall comply with all applicable provisions of the Uniform Fire Code.

Developmental Lot Agreement: Staff noted that access to the subject property is obtained through the abutting property to the south. Prior to issuance of a Building Permit, a developmental lot agreement must be obtained to legally tie the two properties together, or the two properties must be platted into one parcel.

Signage: The subject property has a maximum allowable square footage for signage of 45 square feet. The submitted elevation drawings show a 16 square foot wall sign on the car wash and a 26 square foot ground sign on the subject property. The total proposed signage for the subject property is 42 feet which is less than the allowed 45 square feet.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires that landscaping be provided for commercial zoning districts. Staff noted that the submitted landscape plan meets the minimum landscape points required for the subject property. However, as previously indicated the subject property must be tied to the abutting property to the south either by a developmental lot agreement or platting the two properties together. The minimum landscaping points required for combined properties is 8,701. Prior to Planning Commission approval, a revised landscape plan must be submitted, for review and approval, showing a minimum of 8,701 landscaping points for the two lots.

Parking: Parking regulations specify that three stacking spaces per drive through lane are required for car washes. The required dimensions of a stacking lane are nine feet wide by 23 linear feet in length. The Central Business District does not require properties to meet the minimum parking requirements. However, the criteria for review for a Conditional Use Permit include proposed vehicular access, circulation, and parking. The applicant's site plan

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shows two stacking stalls provided for the proposed car wash. Staff is recommending that a revised site plan be submitted for review and approval showing three stacking spaces provided for the proposed car wash. This will better insure that traffic in not backed into Mount Rushmore Road.

Access and Circulation: As previously indicated staff is recommending that the applicant submit a revised site plan showing three stacking stalls for the proposed car wash. The submitted site plan shows two stacking stalls located on the subject property. Due to the size of the subject property, the addition of a third stacking stall will completely block an existing access to the adjacent property which will also serve as access to the proposed car wash.

The Street Design Criteria Manual states that only two accesses are allowed to commercial properties. The adjacent property currently has three accesses, two on Mount Rushmore Road and one on Quincy Street. To accommodate the addition of a third stacking stall for the proposed car wash, the northern most curb cut would need to be closed. However, the two remaining curb cuts do not meet the minimum separation requirements of the Street Design Criteria Manual. In addition, the northern most curb cut provides the needed access to accommodate property circulation through the site. As such, a revised site plan must be submitted for review and approval showing three stacking stalls for the proposed car wash which do not block any access to the subject property or adjacent property.

The applicant's site plan shows egress from the proposed car wash into the adjacent alley. Due to the close proximity of the structure to the alley and the tight turning radiuses from the subject property into the alley, a right hand turn could be problematic. Staff noted that access into the alley from the car wash must be restricted to west bound only. Prior to issuance of a Building Permit, a revised site plan shall be submitted showing the egress driveway to be signed with a "Left Turn Only" sign.

Staff also noted that curb and gutter must be installed, along the existing alley, between the proposed car wash and Mount Rushmore Road to insure vehicles do not exit there. Prior to Planning Commission approval, a revised site plan must be submitted showing curb and gutter along the existing alley between the proposed car wash and Mount Rushmore Road.

Staff is recommending the Conditional Use Permit to allow a car wash in the Central Business District be continued to the November 7, 2004 Planning Commission meeting to allow the applicant time to make the required revisions to the site plan.