

STAFF REPORT
September 7, 2006

**No. 06UR015 - Conditional Use Permit to allow a Car Wash in ITEM 31
General Commercial Zoning District**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06UR015 - Conditional Use Permit to allow a Car Wash in General Commercial Zoning District
EXISTING LEGAL DESCRIPTION	<p>A parcel of land located in the NE¼ NE¼, Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of said Section 33, T2N, R8E, BHM, said point being coincident with the southeast corner of Section 28, T2N, R8E, BHM, and said point being located within Elk Vale Road right-of-way; thence, westerly along the south line of said Section 28, and coincident with the north line of said Section 33, N89°59'35W, a distance of 127.35 feet, more or less, said point being located on the west line of Elk Vale Road right-of-way, and said point being marked by a rebar with aluminum SD-DOT cap, thence S00°07'49"E a distance of 183.05 feet, more or less to the point of beginning, said point being located on the west line of Elk Vale Road right-of-way, and said point being marked by a rebar with survey cap "LS 6565"; thence, S89°50'38"W, a distance of 59.44 feet, more or less, to a point marked by a rebar with survey cap "LS 6565"; thence, along the arc of a curve to the left whose chord bears S61°46'00"W and has a length of 102.48 feet, more or less, having a radius of 250.05 feet, more or less, and a central angle of 23°39'02" and an arc length of 103.21 feet, more or less; thence, S49°56'30"W; a distance of 101.29 feet, more or less, to a point marked by a rebar with survey cap "LS 6565"; thence, along the arc of a curve to the right whose chord bears S69°52'58"W and has a length of 238.78 feet, more or less, having a radius of 350.06 feet, more or less, a central angle of 39°52'57" and an arc length of 243.67 feet, more or less; thence, S45°00'26"W, a distance of 48.30 feet, more or less to a point marked by a rebar with survey cap "LS 6565"; thence, S00°00'28"W, a distance of 262.50 feet, more or less to a point marked by a rebar with survey cap "LS 6565"; thence, S89°59'35"E, a distance of 486.81 feet, more or less to a point marked by a rebar with survey cap "LS 6565"; thence, north along the west line of Elk Vale Road right-of-way,</p>

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	N00°07'57"W, a distance of 492.66 feet, more or less, to the point of beginning
PARCEL ACREAGE	Approximately 4.27 acres
LOCATION	at the southwest corner of the intersection of North Elk Vale Road and Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	5/26/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a Car Wash in General Commercial Zoning District be continued to the **September 21, 2006** Planning Commission meeting to allow the applicant to provide additional information.

GENERAL COMMENTS: **This staff report has been revised as of August 29, 2006. All revised and/or added text is shown in bold print.** The applicant is proposing to construct a 1,125 square foot building for a car wash in a General Commercial Zoning District. The car wash will be located at the southeast corner of the proposed lot. A restaurant and proposed convenience store is also planned for the area. The access to the car wash appears to be from an access road located south of the car wash as well as circulation within the proposed lot.

STAFF REVIEW: Staff has reviewed the proposal in regards to the criteria established for the Conditional Use Permits and has the following concerns:

Access: As noted above, access to the car wash appears to be obtained from circulation within the property as well as from an entrance located south of the car wash location. Additional road or access plans showing adequate ingress and egress in the design of the entrance located south of the car wash must be submitted for review and approval prior to the Planning Commission meeting. **A revised site plan for the car wash indicates that access will be obtained from the future Turbine Drive and through circulation within the development. (Revised 8-29-06)**

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Wastewater System: Contaminants from the car wash, such as oil, grease and mud, may not be deposited into the sanitary sewer system. As such, plans showing the sanitary sewer service and proposed grease and mud traps must be submitted for review and approval prior to the Planning Commission meeting. **The future plans for the sanitary sewer service and grease and mud traps have been submitted and approved by Growth Management staff. However, the sanitary sewer main is a dry system and is currently scheduled to be connected in the Spring of 2007. As such, a revised plan indicating a temporary sanitary sewer system shall be submitted for review and approval prior to Planning Commission approval. (Revised 8-29-06)**

Drainage and water system: Plans showing the proposed storm sewer system, including drainage arrows, and plans showing the location of water service, including curb stops, must be submitted for review and approval prior to the Planning Commission meeting. **The drainage and water system plans have been submitted and approved by Growth Management staff. (Revised 8-29-06)**

Building plans: The applicant submitted elevation plans for the convenience store with the indication that the materials for the car wash will be similar. Prior to the Planning Commission meeting, the elevation plans for the proposed car wash, indicating the materials used for the building, must be submitted for review and approval. The applicant submitted a site plan indicating landscaping and stacking. However, the plan was not drawn to scale. A complete site plan to scale must also be submitted. In addition, prior to the Planning Commission meeting, the building site plan must be stamped by a Professional Architect or Engineer. Prior to construction, a Building permit must be obtained and prior to occupancy, an Occupancy permit shall be obtained. **The applicant has submitted a set of stamped building site plans. (Revised 8-29-06)**

Parking: **The car wash and convenience store require a minimum of 84 parking stalls including three stacking lanes for the car wash. The applicant has submitted a site plan indicating that 85 parking spaces will be provided for the car wash. Four of the spaces will be handicapped accessible with one of those being "van accessible". Three stacking spaces have been provided for the car wash. Any future development of the property will require a Major Amendment to the Conditional Use Permit and additional parking for any future development will need to be provided. (Revised 8-29-06)**

Landscaping: **The landscaping requirement for the subject property indicates a total of 132,737 landscaping points are required. The applicant has submitted a site plan indicating that 166,890 landscaping points will be provided on site. All landscaping shall be maintained in a live vegetative state and replaced as necessary. (Revised 8-29-06)**

Signs: A monument sign for the complex has been indicated on the site plan. Any signs for the car wash must be submitted for review and approval prior to the Planning Commission

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meeting. **The applicant has indicated that a Major Amendment to the Conditional Use Permit will be submitted in the future for the signs that will be located on the property. (Revised 8-29-06)**

As of this writing, the required rezoning sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.

Staff recommends that the application for a Conditional Use Permit for a car wash in the General Commercial Zoning District be continued to the July 6, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above. Staff has not received the additional information to date. As such, staff is recommending that the application for a Conditional Use Permit for a car wash in the General Commercial Zoning District be continued to the July 27, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above. (Revised 6-27-06) Staff has not received the additional information to date. As such, staff is recommending that the application for a Conditional Use Permit for a car wash in the General Commercial Zoning District be continued to the August 10, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above. (Revised 7-18-06) As such, staff is recommending that the application for a Conditional Use Permit for a car wash in the General Commercial Zoning District be continued to the August 24, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above. (Revised 8-17-06) Staff has not received the additional information to date. As such, staff is recommending that the application for a Conditional Use Permit for a car wash in the General Commercial Zoning District be continued to the September 7, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above. (Revised 8-1-06) **Staff has not received the additional information to date. As such, staff is recommending that the application for a Conditional Use Permit for a car wash in the General Commercial Zoning District be continued to the September 21, 2006 Planning Commission meeting to allow the applicant to submit the additional information as outlined above. (Revised 8-29-06)**