

STAFF REPORT  
October 27, 2011

---

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the  
General Commercial District**

**ITEM 25**

---

GENERAL INFORMATION:

APPLICANT	David A. and Michaelle A. Jackson
PROPERTY OWNER	David A. and Michaelle A. Jackson
REQUEST	<b>No. 11UR027 - Conditional Use Permit to allow a Car Wash in the General Commercial District</b>
EXISTING LEGAL DESCRIPTION	Lot 10 of Anamosa Crossing Subdivision located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.55 acres
LOCATION	North of the intersection of East Anamosa Street and East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	9/23/2011
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a Car Wash in the General Commercial District be approved with the following stipulations:

1. Prior to Planning Commission approval, a revised sign package shall be submitted eliminating the electronic reader board. All signage shall conform to Chapter 15.28 of the Rapid City Municipal Code. Revisions to the sign package in compliance with the Sign Code with the exception of reader board signs, shall be allowed as a Minimal Amendment. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
2. Prior to issuance of a sign permit, a revised sign package shall be submitted showing that the proposed signs are outside of easements and sight triangles;
3. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

STAFF REPORT  
October 27, 2011

---

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the General Commercial District** **ITEM 25**

---

4. Prior to issuance of a building permit, an Exception shall be obtained to allow a driveway that does not meet the distance requirements from the East Anamosa Street and East North Street intersection as per the Street Design Criteria Manual;
5. Prior to issuance of a building permit, the applicant shall obtain Exceptions to allow driveways wider than 28 feet or the driveway widths shall be revised to comply with the Street Design Criteria Manual;
6. Prior to submittal of a building permit, the site plan shall be revised to remove access off of East Anamosa Street or the applicant shall Vacate the Non-Access Easement located along East Anamosa Street and obtain an Exception to allow access off the higher order street as per the Street Design Criteria Manual;
7. Prior to issuance of a building permit, a sidewalk shall be provided along East North Street as per the Street Design Criteria Manual or an Exception shall be obtained;
8. The plans shall be stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;
9. Prior to issuance of a building permit, the applicant shall submit a utility plan, a stormwater design report illustrating compliance with stormwater quality and quantity control requirements and a revised site plan showing compliance with site triangle requirements at driveway location(s);
10. Prior to issuance of a building permit, the applicant shall provide a plan for sanitary sewer discharge for car washes and auto repair floor drains illustrating that industrial pretreatment consists of a sand/oil interceptor for review and approval. Floor drains discharging to the sanitary sewer shall be located in areas which are not subject to stormwater;
11. Prior to issuance of a building permit, the applicant shall submit a grading and drainage plan, paving elevations plan and an erosion and sediment control plan;
12. Prior to issuance of a building permit, the applicant shall obtain a Sediment and Erosion Control Permit and Right-of-Way Permit;
13. Prior to issuance of a building permit, an operational plan shall be submitted for review and approval. In particular, the operational plan shall address the use of the pet wash and the hours of operation of the proposed uses on the site;
14. Prior to issuance of a building permit, the applicant shall submit elevations of the proposed dumpster screening. The dumpster shall be located as shown on the site plan and screened as proposed;
15. Prior to issuance of a building permit, the applicant shall submit a revised Landscaping Plan clarifying landscaping for Phase I in compliance with Chapter 17.50.300 of the Rapid City Municipal Code. A minimum of 103,580 landscaping points shall be provided for all four phases of the development. The landscaping plan shall comply with all requirements of the Zoning Ordinance. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
16. Prior to issuance of a Certificate of Occupancy, the applicant shall abandon all water and sewer stubs which will not be utilized;
17. Prior to issuance of a building permit, a revised site plan shall be submitted to show that an eight to ten foot sidewalk can be constructed along East Anamosa Street. The applicant is responsible for constructing a four foot sidewalk;
18. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
19. The structures shall conform architecturally to the plans and elevations and color palette

STAFF REPORT  
October 27, 2011

---

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the General Commercial District** **ITEM 25**

---

- submitted as part of this Conditional Use Permit. Changes to the elevations may be authorized by the Community Planning and Development Services Director when they are consistent with the architectural style of the development as approved herein;
20. The proposed driveway entrance(s) shall be constructed of reinforced concrete as per Figure 8-4 of the Street Design Criteria Manual;
  21. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
  22. All provisions of the General Commercial Zoning District shall be met unless an exception is specifically authorized as a stipulation of the Conditional Use Permit or a subsequent Major Amendment;
  23. All applicable provisions of the International Fire Code shall be continually met;
  24. A minimum of 80 parking spaces shall be provided. In addition, four of the parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." Three stacking lanes shall be provided for each lane of the car wash and the drive-thru coffee hut. All provisions of the Off-Street Parking Ordinance shall be continually met;
  25. Prior to issuance of a building permit, the site plan shall be revised to eliminate the outdoor pet run area. No kenneling of pets shall be allowed;
  26. The Conditional Use Permit shall allow the property to be used for a car wash, a pet wash, an auto consignment sales lot, auto service bays, offices and a coffee hut. The auto consignment sales lot, auto service bays, offices and coffee hut are permitted uses in the General Commercial District. Any change in use that is a permitted use in the General Commercial District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Conditional Use Permit; and,
  27. The Conditional Use Permit shall expire if the use is not undertaken and completed within three years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

**GENERAL COMMENTS:**

The applicant has submitted a Conditional Use Permit to allow a car wash in the General Commercial District. In addition, the applicant is proposing to construct a drive-thru coffee hut, self-serve pet wash, auto consignment lots, auto service bays and offices on the property. The project will be constructed in four phases. Phase I will include a drive-thru coffee hut scheduled for the spring of 2012. Phase II will include the Auto Crafters building and auto consignment sales lot scheduled for the summer of 2012. Phase III will include the automated and self-service car wash and the self-serve pet spa scheduled for the winter of 2012. Phase IV will include the auto service bays and offices scheduled for completion in 2014.

On May 18, 2009, the City Council approved a Preliminary Plat with stipulations (File #09PL017) including the above property. In addition, the City Council approved with stipulations in part and denied in part without prejudice a request for Subdivision Variances (File #09SV011). On November 6, 2009, a Final Plat (File #09PL071) was approved for the above property.

STAFF REPORT  
October 27, 2011

---

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the  
General Commercial District**

**ITEM 25**

---

The property is located north of the intersection of East North Street and Anamosa Street. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the proposed use with respect to Chapter 17.54.030(E) and has noted the following issues:

1. *The location, character and natural features of the property:*

The property is located north of the intersection of East North Street and East Anamosa Street. Currently, the property is void of any structural development.

2. *The location, character and design of adjacent buildings:*

The properties to the north, east and west of the subject property are void of any structural development. Located to the southeast of the subject property is a bank and big box retail store.

3. *Proposed fencing, screening and landscaping:*

The applicant is proposing to screen the dumpsters to be located on the property. As of this writing, the applicant has not provided an elevation of the proposed dumpster screening showing materials, height, color or style. As such, prior to obtaining a building permit, the applicant must submit elevations of the proposed dumpster screening. The dumpster must be located as shown on the site plan and screened as proposed.

The applicant has submitted a landscaping plan showing proposed landscaping for Phases II and III. At this time, the applicant has not submitted proposed landscaping for Phase I and Phase IV. As such, prior to obtaining a building permit, the applicant must submit a revised Landscaping Plan clarifying landscaping for Phase I and Phase IV in compliance with Chapter 17.50.300 of the Rapid City Municipal Code. A minimum of 103,580 landscaping points must be provided for all four phases of the development. The landscaping plan must comply with all requirements of the Zoning Ordinance. All landscaping must be continually maintained in a live vegetative state and replaced as necessary.

4. *Proposed vegetation, topography and natural drainage:*

The applicant has not submitted as a part of this Conditional Use Permit a grading and drainage plan, paving elevations, an erosion and sediment control plan, a utility plan, a stormwater design report illustrating compliance with stormwater quality and quantity control requirements and a revised site plan showing compliance with site triangle requirements at driveway location(s). Upon submittal of a building permit, the applicant must submit a grading and drainage plan, paving elevations plan, an erosion and sediment control plan, a stormwater design report illustrating compliance with stormwater quality and quantity control requirements and a revised site plan showing

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the  
General Commercial District**

**ITEM 25**

---

compliance with site triangle requirements at driveway location(s).

5. *Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:*

The applicant is proposing two vehicular access points along East Anamosa Street and Lando Lane, respectively. East Anamosa Street is a Minor Arterial Street on the Major Street Plan, requiring that access be taken from Lando Lane, the less traveled street. Prior to issuance of a building permit, the applicant must submit a revised site plan to remove access off of East Anamosa Street or the applicant must Vacate the Non-Access Easement located along East Anamosa Street and obtain an Exception from the Street Design Criteria Manual to allow access from a higher order street. Should the East Anamosa Street driveway remain, an Exception must be obtained to allow a driveway that does not meet the distance requirements from the East Anamosa Street and East North Street intersection as per the Street Design Criteria Manual. The proposed driveway entrance(s) must be constructed of reinforced concrete as per Figure 8-4 of the Street Design Criteria Manual.

The applicant is proposing to construct 36 foot wide driveways. Section 8.2.1(B) of the Street Design Criteria Manual, states that driveway openings shall not be wider than 28 feet. Prior to Building Permit approval, the applicant must obtain Exceptions to allow driveways wider than 28 feet or the driveway widths must be revised to comply with the Street Design Criteria Manual.

The Bicycle and Pedestrian Master Plan identifies a proposed side path along East Anamosa Street. Prior to issuance of a building permit, a revised site plan must be submitted to show that an eight to ten foot sidewalk can be constructed along East Anamosa Street. The applicant is only responsible for constructing a four foot sidewalk.

The Street Design Criteria Manual requires that sidewalk be constructed along East North Street. The applicant must revise the site plan to show sidewalk along East North Street in compliance with the Street Design Criteria Manual or an Exception must be obtained.

The car wash, pet wash, coffee hut, auto service bays and offices require a minimum of 80 parking spaces be provided. In addition, four of the parking spaces must be handicap accessible. One of the handicap spaces must be "van accessible." Three stacking lanes must be provided for each lane of the car wash and the drive-thru coffee hut. All provisions of the Off-Street Parking Ordinance must be continually met. The site plan shows a total of 100 parking spaces with four of the parking spaces being handicap accessible and one being "van accessible." This is in compliance with the Off-Street Parking Ordinance.

6. *Existing traffic and traffic to be generated by the proposed use:*

The coffee hut will generate approximately 999 trips per day and 173 trips per peak hour. Three self service car wash lanes will generate approximately 399 trips per day

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the General Commercial District** **ITEM 25**

---

and 24 trips per peak hour. Two automated car wash lanes will generate approximately 82 trips per peak hour. The automobile care center will generate approximately 229 trips per day and 58 trips per peak hour.

7. *Proposed signs and lighting:*

The applicant is proposing to construct three ground signs. Two of the ground signs are to be located at the proposed entrance(s). The third ground sign is proposed to be located at the southeast corner of the property along East Anamosa Street. The proposed sign will be constructed between two columns with a total area of 18 feet wide and 38 feet tall. The top space will advertise the Auto Plaza and the six signs below will advertise the businesses located on the property. The proposed dual column sign will also include a 12 foot wide by 6 foot tall digital on-premise sign. The digital sign will be installed 10 feet above ground level underneath the above mentioned signs. The proposed dual column sign must be relocated outside of vehicular and pedestrian site triangles.

In the past, it has been noted that the diversion created by an electronic LED reader board adjacent to a principal arterial street compromises safe travel standards along the street. East North Street is identified as a principal arterial street on the City's adopted Major Street Plan. East Anamosa Street is identified as a proposed minor arterial on the City's adopted Major Street Plan. Due to the noted safety concerns, staff has not supported the installation of electronic LED reader boards throughout the community.

If the Planning Commission determines that an electronic LED reader board is appropriate at this location, then staff will recommend that the electronic LED reader board not exceed 12 feet wide by 6 feet tall. In addition, the electronic LED reader board must be used exclusively for on-premise signage.

All outdoor lighting must be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

8. *The availability of public utilities and services:*

The property is currently served by public utilities including Rapid City sewer and water.

9. *The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:*

The property is intended to be used for commercial, financial, professional, governmental and cultural activities. Kenneling of pets is not an allowed use in the General Commercial District. Prior to obtaining a building permit, the site plan must be revised to eliminate the outdoor pet run area.

The proposed car wash is allowed with approval of a Conditional Use Permit in the General Commercial District. The proposed drive-thru coffee hut, auto consignment

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the General Commercial District** **ITEM 25**

---

sales lot, auto service bays and offices are permitted uses in the General Commercial District. The Conditional Use Permit will allow the property to be used for a car wash, a pet wash, an auto consignment sales lot, auto service bays, offices and a coffee hut. Any change in use that is a permitted use in the General Commercial District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Conditional Use Permit. Prior to obtaining a building permit, an operational plan must be submitted for review and approval. In particular, the operational plan shall address the use of the pet wash and the hours of operation of the proposed uses on the site.

One of the goals of the Comprehensive Plan as identified in the Future Land Use Plan Overview adopted in 2008 is to provide a variety of centers for community activities and employment that meet the needs of residents and are integrated into the fabric of the community. The objective of the adopted comprehensive plan is to encourage retail establishments and businesses that are convenient to neighborhood residents, yet compatible with but not intrusive upon residential neighborhoods. Additionally, the objective of the adopted comprehensive plan is to insure that there is sufficient separation of conflicting uses. It appears that there is sufficient buffering between the car wash and residential districts and therefore is in compliance with the adopted comprehensive plan.

*10. The overall density, yard, height and other requirements of the zone in which it is located:*

The proposed development is in compliance with the density, yard and height requirements of the General Commercial District. The applicant had provided sample elevations of the proposed buildings. The structures must conform architecturally to the plans and elevations and color palette submitted as part of this Conditional Use Permit. Changes to the elevations may be authorized by the Community Planning and Development Services Director when they are consistent with the architectural style of the development as approved herein;

*11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:*

The applicant has not provided a plan for sanitary sewer discharge for car washes and auto repair floor drains illustrating that industrial pretreatment consists of a sand/oil interceptor. Prior to obtaining a building permit, the applicant must provide a plan for sanitary sewer discharge for car washes and auto repair floor drains illustrating that industrial pretreatment consists of a sand/oil interceptor. Floor drains discharging to the sanitary sewer must be located in areas which are not subject to stormwater

*12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:*

The stipulations of approval of the Conditional Use Permit will serve as a tool to insure

STAFF REPORT  
October 27, 2011

---

**No. 11UR027 - Conditional Use Permit to allow a Car Wash in the General Commercial District** **ITEM 25**

---

that the proposed car wash, pet wash, auto service bays, offices, auto consignment lot and drive-thru coffee hut will have adequate landscaping, parking and access. In addition, the stipulations will ensure that the chemicals and waste water from the car wash and auto service bays is adequately treated.

Fire Department: Acceptance of this project and hydrant locations has been based upon a fire sprinkler protected primary business building excluding the coffee hut and car wash structure. All applicable provisions of the International Fire Code must be continually met.

Notification: As of this writing, the white slips and green cards have not been returned. The required sign has been posted on the property. Staff will notify the Planning Commission at the October 27, 2011 Planning Commission meeting if these requirements have not been met.