



Rapid City Planning Commission

Planned Development Project Report

August 6, 2015

Applicant Request(s)
Case # 15UR014, Conditional Use Permit to allow a carwash in the General Commercial District
Companion Case(s) #: N/A

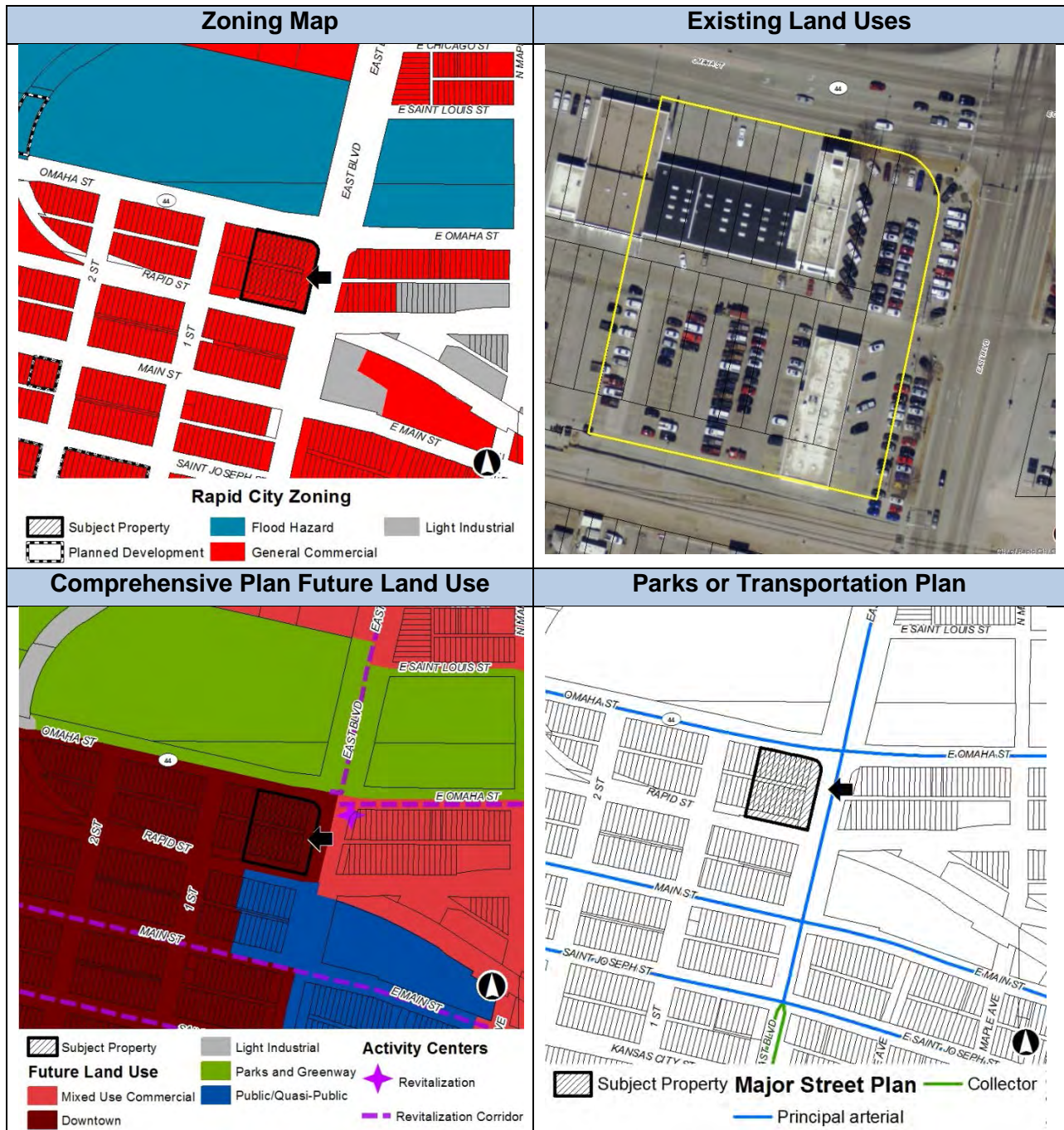
Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit to allow a carwash in the General Commercial District be approved with the stipulations noted below.

Project Summary Brief
The applicant is requesting this Conditional Use Permit to allow a car wash to be located in the General Commercial District. The car wash is a part of a proposed convenience store with gas sales proposed for development on the property once the existing McKie Ford dealership and service center move to their new location. As a part of the development of the property, the applicant is proposing to consolidate the existing lots into two lots. The first will be the convenience store. The second may be the location of a future Holiday Stationstores regional headquarters in the future. The plans submitted as a part of this application are for development of the convenience store with gas sales and a car wash only.

Applicant Information	Development Review Team Contacts
Applicant: Dave Edquist for Holiday Stationstores, Inc	Planner: Robert Laroco
Property Owner: MK Land, LLC	Engineer: Ted Johnson
Architect: Architecture Consortium, LLC	Fire District: Tim Behlings
Engineer: FMG, Inc	School District: Janet Kaiser
Surveyor: FMG, Inc	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	15 Omaha Street, southwest of the intersection of Omaha Street and East Boulevard
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Original Township of Rapid City
Land Area	1.84 acres (approximately 80,288 sq ft)
Existing Buildings	Auto dealership and service center
Topography	Level
Access	Omaha Street, East Boulevard, First Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	500 Year Federally Designated Floodplain-protected by levee
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	DT, Revitalization Corridor	Auto dealership and service center
Adjacent North	FH	PG, Revitalization corridor	Parks and greenway
Adjacent South	GC	DT, Public	Rapid City Fire Department
Adjacent East	GC	MUC, Revitalization corridor	Auto dealership
Adjacent West	GC	DT	Auto dealership



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	No minimum required	1.84 acres (80,288 sq ft)	
Lot Frontage	No minimum required	Approximately 700 ft	
Maximum Building Heights	4 stories, < 45 ft	1 story, max 22 ft.	
Maximum Density	75%	20.45%	
Minimum Building Setback:			
• Front	25 ft	69 ft	
• Rear	0 ft	20 ft	
• Side	0 ft	140 ft	
• Street Side	25 ft	60 ft.	
Minimum Landscape Requirements:			
• # of landscape points	66,382	74,500	
• # of landscape islands	1	2	
Minimum Parking Requirements:			
• # of parking spaces	48 + 3 stacked spaces	61 + 3 stacked spaces	
• # of ADA spaces	3 ADA, 1 van accessible	2 ADA, 1 van accessible	
Signage	Pursuant to RCMC. On-premise LED message centers up to 60 sq ft per side permitted	Pursuant to RCMC. One LED message center proposed. Two-sided, 60 sq ft per side.	
Fencing	Pursuant to RCMC	None proposed	





Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.52.030.E of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Conditional Use Permit:	
	Findings
1. The location, character, and natural features of the property;	The property is comprised of approximately 1.95 acres zoned General Commercial District and currently developed as auto sales and service. The property is generally level and is located southwest of the intersection of two primary arterial streets on the City's Major Street Plan.
2. The location, character, and design of adjacent buildings;	Property to the north is developed as a part of the Rapid City Parks system. Property to the south is developed with the Rapid City Fire Department Station No 1. Property to the east is developed with auto sales. Property to the west is developed with commercial/retail and services.
3. Proposed fencing, screening, and landscaping;	No fencing or screening of the property is being proposed as a part of this development. Submitted plans show the proposed landscaping is in compliance with the requirements of the Rapid City Landscaping Ordinance.
4. Proposed vegetations, topography, and natural drainage;	No substantial changes to the existing topography and natural drainage of the property are being proposed.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to	Submitted plans show that primary access to the property is being taken from East Boulevard. No accesses are proposed along Omaha Street. Pedestrian access across




bicycles and other unpowered vehicles and provisions for handicapped persons;	Omaha Street and East Boulevard is being provided. All proposed parking, circulations aisles and access comply with the requirements of the Rapid City Municipal Code.
6. Existing traffic and traffic to be generated by the proposed use;	The applicant has submitted a Traffic Impact Study demonstrating that the surrounding road network should be adequate to accommodate the anticipated number of trips anticipated with redevelopment of this site. However the submitted study must still be signed and sealed by a registered South Dakota Professional Engineer. In addition, Transportation Planning and Public Works staff has noted that the submitted study does not include future conditions analysis beyond the year 2017. As of this writing, the South Dakota Department of Transportation has not submitted comments regarding the proposed development. Any required changes or improvements identified by the South Dakota Department of Transportation must be addressed prior to issuance of a building permit. The Traffic Impact Study must be revised to address these issues prior to issuance of a building permit.
7. Proposed signs and lighting;	The applicant has submitted a sign package which includes a Light Emitting Diode (LED) on-premise sign measuring 4 foot, 2 inches by 8 feet, totaling 33.34 square feet per side. A maximum 60 square feet per side LED on-premise sign is permitted in the General Commercial District. The LED sign is part of a proposed 24 foot tall ground sign located along the northern property line. A maximum 45 foot tall sign is permitted in the General Commercial District. All signage is in compliance with the requirements of the Rapid City Sign Code.
8. The availability of public utilities and services;	The property is serviced by Rapid City water and sewer. Public Works staff noted during review of this item that the proposed convenience store would be located in part within a previously vacated alley located on the property which has been previously identified as the location of a future 42 inch sanitary sewer main. The applicant worked with Public Works staff to identify an alternate routing of the future sewer main along the northern and eastern property boundaries. However, any additional utilities located within the alley must be relocated and all affected utility companies must demonstrate concurrence with the removal and/or relocation of their facilities. Prior to issuance of a building permit, all required easements for the routing of the proposed sewer main and any removal and/or relocation of utilities must be secured.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;	The Future Land Use Plan shows this property as a part of the Downtown land use designation, located at the intersection of two principal arterial streets on the City's Major Street Plan and part of an identified revitalization node. The proposed redevelopment of the property ensures all pedestrian access, landscaping, and parking requirements are being met for the development while providing a catalyst for future redevelopment and reinvestment in the area. The objectives of the adopted

	Comprehensive Plan and the Ordinance are being met.
10. The overall density, yard, height, and other requirements of the zone in which it is located;	The proposed development will meet all required setback, lot coverage, building height, parking, and landscaping requirements of the General Commercial District.
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 property is located along an established commercial corridor at the intersection of two principal arterial streets on the City's Major Street Plan and is not adjacent to or within 500 feet of any residentially zoned properties. The proposed car wash should have minimal impact on any other areas due to noise, odor, smoke, dust, air, or water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses.	The required revisions to the submitted Traffic Impact Study will ensure that potential impacts to the area transit network are mitigated to the greatest extent possible. Public Works staff has noted that storm water analysis must be revised to include 2 year, 10, year, and 100 year storm even analyses. The vacation of any existing easements will require concurrence of any affected utility companies and Public Works. All requirements of the General Commercial District are being met. For these reasons, staff recommends that this Conditional Use Permit to allow a car wash as a part of a convenience store with gas sales be approved with stipulations.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial

In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
 A Balanced Pattern of Growth	
BPG-3.1A	<u>Balanced Uses</u> : The proposed car wash adds to the diversity of commercial uses introduced into the City. The property is located at a redeveloping commercial area accessible by the City's trail and park system and located on a principal arterial street.
 A Vibrant, Livable Community	
LC-3.1C	<u>Compatible Infill and Redevelopment</u> : The proposed car wash is part of an adaptive reuse of an existing property in an established commercial and industrial neighborhood. The area has recently been undergoing redevelopment.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	<u>Major Street Plan Integration</u> : The proposed development is located adjacent to Omaha Street and East Boulevard, two identified principal arterial streets on the City's Major Street Plan. Commercial uses should be concentrated along arterial streets. The proposed development is in compliance with the goals of the

	Comprehensive Plan by establishing a commercial use along a redeveloping commercial corridor.
	Economic Stability and Growth
EC-2.1D	<u>Service Commercial</u> : The proposed development is an expansion of the service-oriented commercial offerings that can be provided to the local workforce.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The Conditional Use Permit requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Conditional Use Permit.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	
Design Standards:	
GDP-MU1:	<u>Relationship of Uses</u> : The proposed convenience store with gas sales is located along a principal arterial street on the City's Major Street Plan, adjacent to the Rapid City Park system and the bicycle/pedestrian trails system. Activity-generating uses such as this convenience store should be concentrated in areas with high levels of visibility and accessibility.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive Neighborhood
Neighborhood Goal/Policy:	
DSD-NA1.1C	<u>Mixed-Use Development</u> : The proposed convenience store encourages the adaptive reuse of an existing property for a new commercial uses along a primary corridor of the City and near the Central Business District. The car wash proposed as a part of the development increases the number and type of uses provided to the public.

The Development Review Team Recommends that the request for a Conditional Use Permit be approved for the following reasons:	
•	The proposed car wash meets all the requirements of Chapter 17.8.030.9 of the Rapid City Municipal Code.
•	The Development meets all the requirements of the General Commercial District.
•	The convenience store is an activity-generating use located adjacent to a major commercial corridor as well as close proximity to a public space with connectivity to the local bicycle/pedestrian trail network.
•	Omaha Street serves as a natural buffer between the proposed car wash and the Rapid City Parks system located north of Omaha Street.
•	The property is not located adjacent to or within 500 feet of any residentially zoned property.
•	Potential negative impacts of the proposed car wash are mitigated by the location of

	the establishment in a commercial/industrial neighborhood as well as the limited size and scale of the proposed facility.
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Staff recommends that the requested Conditional Use Permit to allow a car wash as a part of a convenience store with gas sales be approved with the following stipulations.	
1.	Prior to issuance of a building permit, utility and drainage easements shall be relocated as necessary. In addition, the property shall be platted creating the lot(s) as proposed or a Developmental Lot Agreement shall be recorded.
2.	Prior to issuance of a building permit, a revised Traffic Impact Study shall be submitted which is signed and sealed by a South Dakota Registered Professional Engineer. The Study shall be revised to include a future conditions analysis beyond the year 2017. In addition, any comments identified by South Dakota Department of Transportation staff shall be addressed.
3.	Prior to issuance of a building permit, all redline comments shall be addressed. All redline comments shall be returned to Community Planning and Development Services.
4.	Prior to issuance of a building permit, revised storm water calculations shall be submitted to include analyses for 2 Year, 10 Year, and 100 Year storm events in accordance with the requirements of the Rapid City Infrastructure Design Criteria Manual. Any improvements identified shall be designed and installed in compliance with the requirements of the Rapid City Standard Specifications.
5.	This Conditional Use Permit shall allow for the development of a car wash as a part of a convenience store in the General Commercial District. All requirements of the General Commercial District shall be continually maintained. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require a Major Amendment to the Conditional Use Permit.