

GENERAL INFORMATION:

PETITIONER	Robb Schlimgen
REQUEST	<b>PCD #99PD039 - Planned Commercial Development Initial and Final Development Plan</b>
LEGAL DESCRIPTION	Lot 2 of Lot K-4 of Marshall Heights Tract located in SW1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.357 Acres
LOCATION	At the intersection of LaCrosse Street and Rapp Street
EXISTING ZONING	General Commercial (PCD)
SURROUNDING ZONING	
North:	General Commercial
South:	General Commercial
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Trish Anderson

RECOMMENDATION: Staff is forwarding this request for a Planned Commercial Development to the Planning Commission without a recommendation. The approval or denial of this proposal concerns policy issues and surpasses the technical evaluation upon which Staff ordinarily bases the recommendations. If the Planning Commission decides to approve the request, then Staff has prepared stipulations which should accompany the approval.

GENERAL COMMENTS: This Planned Commercial Development submittal is for the development of a 118 foot tall, ten story hotel on the property located at the southeast corner of the intersection of LaCrosse Street and Interstate 90. The proposed hotel would have 130 rooms and the pool would be located in the top three stories. The hotel would be located on the southern portion of the existing lot. A Preliminary and Final Plat under review would create a separate lot for this portion of the site. Currently, the Quality Inn is built upon the northern portion of the lot and an annex to the Quality Inn is located on the southern portion. Part of the proposed hotel structure would be built above the existing annex and the other part of the hotel structure would be built immediately adjacent to the existing structure. The new hotel would be operated as a Hampton Inn. The property is zoned General Commercial. The maximum height of a building in the General Commercial Zoning District is four stories or 45 feet in height.

Staff learned during the review of the plat that the property owner was planning to add on to the annex and construct a four story hotel and a pool. Under the original

four story design, a total of 123 rooms were planned. The addition to the hotel and the construction of a swimming pool at the south end of the property would effectively preclude the western extension of Farnwood Avenue through to LaCrosse Street and the reconfiguration of this intersection as identified in the North Rapid Future Land Use Plan. The intent of the extension of Farnwood Avenue to the west and the reconfiguration of the intersection is to provide adequate access to a large acreage of land located to the east.

Staff then suggested that the applicant submit a Planned Commercial Development indicating how the hotel plans could be re-designed to accommodate roughly the same number of hotel rooms, yet fit on a shorter lot so that the City could acquire right-of-way for the extension of Farnwood Avenue. Staff recommended that the applicant submit a Planned Development to allow for some design flexibility to accommodate the needed intersection redesign and the applicant's desire to maintain 123 rooms. Staff was anticipating a design for a hotel with perhaps six or seven floors, two or three more stories than the original plan for the four story hotel. And although the number of 130 rooms is similar to the 123 rooms proposed under the original design, the proposed ten story hotel is significantly taller than anticipated.

STAFF REVIEW: Staff has reviewed this proposal carefully and notes the following issues:

Access: As mentioned above, a reconfigured Farnwood Avenue will provide a principal access to large undeveloped tracts of land to the east. That undeveloped land, much of it with Interstate 90 frontage, has been identified in the North Rapid Future Land Use Plan as being appropriate for both General Commercial and Medium Density Residential development. The only other access to that property is via Anamosa Street which is planned to extend east from WalMart and to connect with East North Street. In the North Rapid Future Land Use Plan, Farnwood Avenue is identified as a collector road and it intersects with LaCrosse Street which is an arterial roadway. Currently, Farnwood Avenue is a local street and intersects with Rapp Street, another local street. The existing street layout is inadequate to support commercial development. The proposed reconfiguration of that intersection would support the traffic which will be generated by the General Commercial and Medium Density Residential land uses identified in the Future Land Use Plan. Without the reconfiguration of the intersection and the extension of Farnwood Avenue, the Future Land Use Committee has indicated that they could not support the higher traffic generating land uses of General Commercial and Medium Density Residential development.

Scale of Building and Precedence: The scale of the proposed ten story building is not consistent with the surrounding neighborhood. As mentioned earlier, the maximum height of a building in the General Commercial Zoning District is four stories or 45 feet. The surrounding properties are all developed at one to three stories. Additionally, the property where the proposed hotel would sit is at a higher elevation than the surrounding area. Staff is concerned that the proposed ten story building will not be consistent with the scale of the existing structures in the area. Further, a ten story building may significantly block the view of the shorter buildings and hotels located behind the property on Rapp Street.

Staff is also concerned that the allowance of a ten story building will set a precedence for Rapid City. Other hotel and property owners in the General Commercial Zoning District may request similarly scaled buildings. The maximum height permitted in the General Commercial District is four stories or 45 feet. Currently the only zoning districts where a ten story building would be allowed are in the Civic Center and the Central Business District Zoning Districts. For example, the Civic Center Holiday Inn is eight stories high and is located in the Civic Center Zoning District. The Alex Johnson Hotel is nine stories high and is located in the Central Business District Zoning District. There are numerous areas of land which is zoned General Commercial throughout Rapid City. The vast majority of the development in these areas is one to three stories. The approval of a ten story facility in the General Commercial District could set an undesirable precedence.

Parking: The number of parking spaces required for both the Quality Inn and the proposed Hampton Inn is 348 parking spaces. This total includes one space per room for each of the hotels, plus additional spaces for the bar and restaurant which are located in the Quality Inn. The site plan submitted by the petitioner indicates that there are a total of 328 parking spaces currently available. The complex is therefore short 20 parking spaces. The petitioner has indicated that there is a graveled area north of the Quality Inn which could be paved for additional parking. Additionally, eight handicapped parking spaces are required, one of which must be van accessible. Currently, there are only five handicapped parking spaces and no van accessible parking space. Three additional handicap parking spaces including one which is van accessible are necessary.

**Planning Commission Options:** Since it is highly unusual that staff forward an item to the Planning Commission without a recommendation, staff has outlined several options which are available to the Commission for action on this particular item. Those options include, but are not necessarily limited to, the following:

- **Approve with stipulations:** As mentioned earlier, staff has prepared a list of stipulations to accompany the approval should the Planning Commission decide to approve the application.
- **Deny Without Prejudice:** Under this option the petitioner would likely return to the original plan for a four story building. This option would preclude the extension of Farnwood Avenue to the west thus prohibiting any access improvements for the undeveloped land to the east.
- **Approve with fewer stories:** This option would reduce the height of the hotel and the number of stories, thus reducing the impact of the building on the surrounding neighborhood. The number of hotel rooms would also be reduced and adequate parking would be available on site.
- **Continue to allow for the redesign of the hotel to reduce the number of stories:** This option would allow the petitioner additional time to re-work the building design. However, staff has been advised by the petitioner that the timely execution of the project is critical.
- **Continue and recommend that the City participate in the redesign of the building:** The petitioner has advised staff that his client has already spent

approximately \$12,500 in the redesign of the hotel from a four story structure to the proposed ten story structure. Estimates for another redesign of a structure with fewer stories are from \$10,000 to \$12,000. Since the petitioner is trying to accommodate a City goal of extending Farnwood Avenue through to LaCrosse Street, the Planning Commission could recommend that the City participate in the redesign costs for a building which would be shorter in height, and yet allow for the extension of Farnwood Avenue.