

STAFF REPORT

July 3, 2002

No. 02UR018 - Conditional Use Permit for an On-Sale-Liquor Establishment ITEM 31

GENERAL INFORMATION:

PETITIONER	Retsel Corporation for Ramada Inn
REQUEST	No. 02UR018 - Conditional Use Permit for an On-Sale-Liquor Establishment
EXISTING LEGAL DESCRIPTION	Lot 11R of Lot K-3, Marshall Heights Tract, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.03 acres
LOCATION	1721 N. Lacrosse Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/07/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Conditional Use Permit for an On-Sale-Liquor Establishment be continued until the July 25, 2002 Planning Commission meeting to allow the applicant time to provide staff with further information regarding parking.

GENERAL COMMENTS: The Ramada Inn is proposing to establish an outdoor 20 foot by 30 foot tent for their guests during the Sturgis Motorcycle Rally. The tent will be fenced and security will be provided. There will be an outdoor speaker in the proposed parking lot providing music and alcohol will be served.

STAFF REVIEW: Staff has reviewed the request and has noted the following concerns:

Fire Safety: The Fire Department has reviewed the proposal and requested that the applicant complete and submit for approval an Inspection Plan Review and Inspection Checklist prior to issuance of a Temporary Use Permit. The Fire Department also noted that the applicant must continually maintain access for Fire Department apparatus to all

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buildings, tents and fire hydrants. A 30 foot separation between the tent and the parking lot must be maintained.

Parking: The applicant is proposing to locate the event area within the existing parking lot on the west side of Perkins Restaurant. The fenced event area will eliminate 14 of the 218 existing parking stalls. Two Hundred and Forty Eight (248) parking stalls are required for the existing motel and restaurant and the proposed 600 square foot outdoor tent will require an additional 6 parking stalls. The Ramada Inn has an agreement for 11 additional parking spaces with the adjacent Foothills Motel. An additional 39 spaces are needed to meet the requirements for the original motel plans and the requested Conditional Use Permit. Prior to Planning Commission approval, the agreement must be submitted for review and approval by the City Attorney's Office. Staff has requested that a revised parking plan showing the number of actual spaces located on site be submitted for review.

Police: The Rapid City Police Department has concerns regarding underage drinking as the location provides foot traffic around the adjacent motels and food establishments. The Police Department would request a double fence with 8 feet separation between the two fences be provided around the tent. They also request security be provided at two entrances to the tent and that portable toilets be provided within the fenced area.

Transportation: There are several concerns regarding conflicting movements of vehicles, bikes and pedestrians. There are two entrances into the motel complex within close proximity of each other and a driveway between The Ramada Inn and the Foothills Motel located to the south. Staff has concerns with allowing any additional use(s) on the site due to the internal traffic concerns and the potential negative impact the increase in traffic may have on LaCrosse Street. The City would like to reserve the right to impose additional traffic controls if problems are observed during the dates requested for the Conditional Use Permit.

Planning: Staff has a concern about noise for the adjacent homes located west of the motel. Although there is more than a 250 foot distance between the Ramada Inn and the homes located on the west side of the motel, the elevation of the Ramada Inn is higher than the adjacent homes and the sounds from the outdoor tent will carry to the homes below. Notices have been sent to the adjacent landowners within view of the motel.

The required Use on Review sign has not been posted on the property and the applicant has not returned the receipts from the certified mailing. Staff has received one telephone inquiry regarding this request.