

STAFF REPORT

September 5, 2002

No. 02UR024 - Conditional Use Permit to allow an On-Sale Liquor Establishment

ITEM 40

GENERAL INFORMATION:

PETITIONER	Chrisbro LLC for the Hampton Inn
REQUEST	No. 02UR024 - Conditional Use Permit to allow an On-Sale Liquor Establishment
EXISTING LEGAL DESCRIPTION	Lots D and E of the NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plats filed in Plat Book 7, Pages 70 and 71; together with the vacated north 10 feet of Luna Avenue adjacent to Lot D as recorded in Book 60, Page 8356 and amended Resolution recorded in Book 61, Page 7735; together with the north 30 foot of the 60 foot portion of vacated Luna Avenue recorded in Book 94, Page 3489; together with the vacated 20 foot alley located between lots D and E as recorded in Book 61, Page 4631; together with the Vacated South 10 feet of Latrobe Avenue adjacent to Lot E as recorded in Book 83, Page 7021; together with the vacated westerly 10 feet of Pine Street between Latrobe Avenue and Luna Avenue adjacent to Lots D and E as recorded in Book 94, Page 3485; together with the vacated westerly 10 foot by 30 foot of Pine Street adjacent to Luna Avenue as recorded in Book 98, Page 8302; all located in the NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 2.7 Acres
LOCATION	1720 Rapp Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/08/2002

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REPORT BY

Karen Bulman

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow an On-Sale Liquor Establishment be approved with the following stipulations:

Urban Planning Division Recommendations:

1. That no signage shall be allowed on the exterior of the structure that advertises alcoholic beverages;
2. That the on-sale liquor use shall be accessory to the hotel and no permanent bar facility shall be permitted unless a major amendment is approved;
3. That all requirements of the landscaping and parking ordinance shall be continually met; and,
4. The Conditional Use Permit approval shall expire if the use is not undertaken and completed within two 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 is requesting a Conditional Use Permit to locate an on-sale liquor establishment in conjunction with the Hampton Inn located on the subject property. The applicant has indicated that beer and wine would be available only for hotel guests and only in the meeting room areas in conjunction with hotel events. This will include receptions, dinners and similar events. The subject property is located in a General Commercial Zoning District and is surrounded by property located in the General Commercial Zoning District.

STAFF REVIEW Staff has reviewed this request with respect to the four criteria established for on-sale liquor establishments identified in Section 17.50.185.

1. The request will not "adversely affect" the use of any place used for religious worship, school, park, playground, or similar use within five hundred (500) feet radius.

There are no places of religious worship, school, park, playground, or similar use within a 500 foot radius of the subject property.

2. The requested use is "sufficiently buffered" with respect to residential areas so as not to "adversely affect" such areas.

No single family residences are located in close proximity to the subject property. The General Commercial Zoning District surrounds the subject property on all sides. Several motels and hotels are located south and west of the subject property in the North Lacrosse Street corridor.

3. The proposed use will not create an undue concentration of similar uses, so as to cause "blight, deterioration, or substantially diminish or impair property values."

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The Quality Inn and the Ramada Inn operate lounges in conjunction with their hotels. Staff does not find this request for an on-sale liquor use to constitute an undue concentration which would cause blight or deterioration or diminish land values in the surrounding area.

4. The proposed use has been reviewed under the Section 17.54.030 (E).

Planning staff reviewed the parking requirements for the hotel, which included adequate parking for the 156 guest rooms in the Hampton Inn and Microtel plus the 2,100 square foot meeting rooms. The meeting rooms were considered an accessory use to the hotel rooms. As previously mentioned, the applicant has indicated that beer and wine will only be available for hotel guests in conjunction with hotel events and will only be served in the meeting room areas. Parking requirements for the guest rooms was based on one space per room for 156 off-street parking spaces. Parking requirements for the 2,100 square foot meeting room was based on 25 spaces per 1000 square feet gross floor area for 53 off-street parking spaces. The site plan submitted with this request shows 209 stalls that meet the requirements of the Off-Street Parking Ordinance.

Staff has reviewed this project with regard to the criteria in Section 17.54.030(E) and finds it to be in general compliance. As of this writing, the receipts from the certified mailings have not been returned and the Conditional Use Permit sign has not been posted on the property. Staff will advise the Planning Commission if the requirements are not met. Staff has not received any calls or inquiries regarding this proposal.