



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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October 23, 2008

Marcia Elkins – Growth Management Director
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Request for Initial and Final Planned Development
Proposed Days Inn Tract of Trijowinn Subdivision

Dear Marcia:

On behalf of owner and applicant Thomas Walsh, we are requesting a Planned Development for the existing Days Inn located at 725 Jackson Boulevard.

Previous applications have been submitted to subdivide the existing parcel into two lots to separate the two commercial interests – Burger King and the Days Inn. With some minor landscape additions, we are able to meet development requirements with the exception of parking for the two meeting rooms that are periodically in use at the Days Inn.

The site currently contains a 54 unit hotel and a 1134 sf lounge with a total parking space requirement of 66 spaces. There are currently 62 on-site spaces provided and five additional spaces will be provided from surplus parking at the Burger King site. There are also two meeting rooms (486 and 2688) for a total of 3174 sf with 80 parking spaces required at 25/1000 sf.

While the site does not meet the parking requirements for the meeting rooms, the historical use has been well balanced and managed by the owners. The hotel use has been in place since 1968. According to information provided by the hotel manager, the meeting room space is used to supplement property income during the “off-season”. During the months of October through April the average occupancy is under 35% - or approximately 19 rooms per night. During peak season (May through September) average occupancy is just under 82% - or approximately 44 rooms per night. On average, 60% of the room rentals are business customers with negligible use of the meeting room facilities.

For over 40 years, the hotel has maintained a good balance between uses and it is in their best interest to maintain that balance.

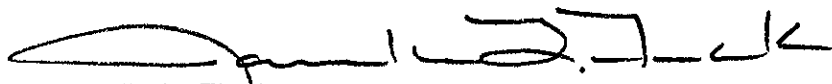
In order to limit potential conflict between the existing uses, we propose to limit the use of the meeting rooms to hotel guests only during the months of May through September.

In other aspects of the Planned Development we would propose the following:

1. The Planned Development shall consist of a 54 unit hotel and lounge with 3174 of meeting room space (with 486 sf to be utilized by guests only during the months of May, June, July, August and September).
2. 67 parking spaces shall be provided (62 on-site and 5 additional leased spaces).
3. Building materials shall be as shown on the attached photographs, but may include brick, stone, concrete, wood, metal and glass.
4. Building colors shall be as shown on the attached photographs, but may include any earth tone colors (including black and white).
5. Building setbacks shall be per the existing structures and new structures shall be in accordance with the Rapid City Zoning Ordinance.
6. Retaining walls are permitted per the existing use and may be constructed of concrete, stone, rock or timber.
7. Building elevations are per the attached photographs.
8. Exterior lighting is per the existing use and new or proposed lighting shall be in accordance with Municipal Codes and restrictions.
9. Fencing (wood, composite, chain-link, or other metal) is permitted – with the exception of wire (barbed or woven) fencing.
10. Signs shall be permitted per the existing use and new or proposed signs shall be in accordance with the Sign Code.

Thank you for your review and consideration of this request. Please do not hesitate to contact me if you or any members of your staff have comments or questions.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President