

STAFF REPORT
October 25, 2012

No. 12PD034 - Final Planned Development Overlay to Construct a Hotel **ITEM 6**

GENERAL INFORMATION:

APPLICANT	Neil Eichstadt, PE - Banner Associates, Inc.
AGENT	Kent R. Hagg - Hagg Development, Inc.
PROPERTY OWNER	Hagg Development, Inc.
REQUEST	No. 12PD034 - Final Planned Development Overlay to Construct a Hotel
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 1 of Gateway Business Park Subdivision, located in the W1/2 of the SE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.56 acres
LOCATION	South of East Mall Drive and west of Outfitter Road
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	General Commercial District (Planned Development)
South:	General Commercial District (Planned Development) - Light Industrial District
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District (Planned Development)
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	September 28, 2012
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Final Planned Development Overlay to construct a hotel be approved with the following stipulations:

1. An Exception to allow a building height of 52 feet, 8 ¾ inches in lieu of the maximum allowable 45 feet is hereby approved;
2. A building permit shall be obtained prior to construction. A certificate of occupancy shall

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- be obtained prior to occupancy of the site. An air quality construction permit shall be obtained prior to disturbance of earth greater than one acre on the property;
3. The hotel shall be constructed as shown on the approved plans. Changes to the design of the hotel which the Director of Community Planning and Development Services determines are consistent with the original approved plans shall be permitted as Minimal Amendment to the Planned Development;
 4. The landscaping shall be kept in a live vegetative state and replaced to comply with the approved landscaping plans and the Rapid City Municipal Code. Changes to the landscaping plan which the Director of Community Planning and Development Services determines are consistent with the original approved landscaping plan shall be permitted with a Minimal Amendment to the Planned Development;
 5. Upon submittal of a sign permit, the applicant shall demonstrate that all signage complies with Section 15.28 of the Rapid City Municipal Code. All signage not in compliance with Section 15.28 of the Rapid City Municipal Code requiring review by the Sign Code Board of Appeals shall require a Major Amendment to the Planned Development. Changes to the sign package which the Director of Community Planning and Development Services determines are consistent with the original approved sign package shall be permitted as a Minimal Amendment to the Planned Development. A sign permit shall be required for the proposed sign(s);
 6. All lighting shall be designed to preclude shining onto neighboring properties and rights-of-ways so as to mitigate any adverse impacts on adjacent property, passing pedestrians and traffic;
 7. A minimum of 129 parking spaces shall be provided for the site. Five of the spaces shall be handicap accessible with one of the handicap accessible spaces designated as "van accessible". All off-street parking shall comply with the Rapid City Parking Ordinance. Changes to the proposed parking that the Director of Community Planning and Development Services determines are consistent with the original approved parking plan shall be permitted as a Minimal Amendment to the Planned Development;
 8. This Planned Development Overlay shall allow for the construction of a hotel with parking and landscaping. Other uses permitted within the General Commercial District shall be permitted as a Minimal Amendment to the Planned Development. Conditional uses in the General Commercial District shall require a Major Amendment to the Planned Development, and;
 9. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Planned Development or a subsequent Major Amendment.

GENERAL COMMENTS: The applicant has submitted a request for a Planned Development Overlay to allow construction of an extended stay hotel to be located on approximately 4.56 acres of property located on Outfitter Road. The proposed Mainstay Suites will comprise of 97 rooms with parking and landscaping provided. The hotel is Phase 2 of ongoing commercial development of the area.

The Cambria Suites, located at 3333 Outfitter Road, was developed through the Planned Development process (File #12PD002) and is Phase 1 of the commercial development. A Vacation of Easement (File #12VE011) requesting to vacate a section of drainage easement was approved by Community Planning staff on October 9, 2012. An additional easement

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was dedicated as a part of the request to accommodate the drainage and future site development. A Lot Line Adjustment/Consolidation Plat application (File #12PL073) is currently being reviewed by Community Planning staff. The proposed Lot Line Adjustment/Consolidation Plat is scheduled for final consideration by staff on October 24, 2012.

The property is located north of U.S. Interstate 90 west of Outfitter Road. The property is currently void of structural development.

STAFF REVIEW: Staff has reviewed the requested Planned Development Overlay and has noted the following considerations:

Phasing: The applicant submitted a Master Plan indentifying a possible Phase 3 of the development. In particular, Phase 3 indentified a potential restaurant located north of the extended stay hotel. However, the location of the future restaurant is within an existing parking and access easement and across a common lot line. The applicant should be aware that approval of the Final Planned Development for Phase 2 does not indicate approval of Phase 3.

Structural Development: Structural elevations show that the finished building height of the property is 52 feet, 8 3/4 inches. The General Commercial District allows a maximum building height of 4 stories or 45 feet. The applicant has requested an Exception to allow a building of 52 feet, 8 3/4 inches in lieu of the maximum allowable 45 feet. An Exception was approved as a part of Phase 1 of the development (File #10PD052) allowing a maximum height of 56 feet. The Exception allows the existing hotel greater visibility from Interstate 90 to the south of the property. U.S. Interstate 90 is currently a minimum of 15 feet higher in elevation than the base elevation of the proposed hotel. The Exception to allow a height of 52 feet 8 3/4 inches will allow a building height for this proposed hotel similar to existing development in the area. This will help to maintain the character of the commercial development and provide exposure of the proposed hotel to traffic on U.S. Interstate 90. Based on the previously allowed Exception for height on the neighboring property and the elevation of U.S. Interstate 90, it appears granting this Exception will not have a negative impact on the neighborhood. As such, staff recommends that the Exception to allow a maximum building height of 52 feet 8 3/4 inches in lieu of the maximum allowable 45 feet be approved. In addition, staff recommends that the hotel be constructed as shown on the approved plans. Any changes to the design of the building which the Director of Community Planning and Development Services determines is consistent with the original approved designs may be considered as a Minimal Amendment to the Planned Development.

Landscaping: The Rapid City Landscaping ordinance requires a minimum of 111,873 points of landscaping must be provided. The landscaping plan shows that a total of 117,958 points of landscaping are proposed for the property. The proposed landscaping meets the requirements of the Rapid City Landscaping Ordinance. Staff recommends the landscaping be installed as shown on the approved plans. All landscaping must be kept in a live vegetative state and replaced as required by the Rapid City Landscaping Ordinance. Changes to the landscaping plans which the Director of Community Planning and Development Services determines are consistent with the original approved landscaping

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plan may be considered as a Minimal Amendment to the Planned Development.

Signage and Lighting: The sign package shows three interior-illuminated wall signs totaling 135.44 square feet of area are proposed on the site. While the size and location of proposed signage has been included as a part of this application, the specific design of the signage was not included for review. Upon submittal of a sign permit, the applicant must demonstrate that all signage complies with Section 15.28 of the Rapid City Municipal Code. All signage not in compliance with Section 15.28 of the Rapid City Municipal Code requiring review by the Sign code board of Appeals will require a Major Amendment to the Planned Development. Changes to the sign package which the Director of Community Planning and Development Services determines are consistent with the original approved plans will be permitted as a Minimal Amendment to the Planned Development. A sign permit is required for the proposed sign(s).

The submitted lighting plan complies with the Rapid City Municipal Code. All lighting shall be designed to preclude shining onto neighboring properties and right-of-ways so as to mitigate any adverse impacts on adjacent property, passing pedestrians and traffic.

Parking: Based on the Letter of Intent a total of 97 rooms are proposed for the hotel requiring a minimum of 97 parking spaces be provided. A minimum of 5 parking spaces must be designated as handicap accessible with one of the handicap accessible spaces designated as "van accessible". The site plan shows a total of 129 parking spaces are being proposed, with 5 spaces designated as handicap accessible and 1 of those spaces designated as "van accessible". Rapid City Municipal Code Section 17.50.270 requires that a minimum of 3 parking islands be provided for the proposed amount of off-street parking. The parking plan shows that 3 parking islands are being provided. It appears the parking complies with the Rapid City Municipal Code. All parking must comply with the Rapid City Parking Ordinance. Changes to the proposed parking which the Director of Community Planning and Development Services determines are consistent with the original approved plans may be permitted as a Minimal Amendment to the Planned Development.

Notification Requirements: The required sign has been posted on the property. The green cards and white receipts required as proof of the certified mailing have not been returned to Community Planning and Development Services. Staff will inform the Planning Commission at the October 25, 2012 Planning Commission meeting if these requirement have not been met. As of this writing, there have been no inquiries into the proposed Planned Development.