

STAFF REPORT
November 20, 2014

No. 14PD038 - Final Planned Development Overlay to allow a hotel

ITEM 4

GENERAL INFORMATION:

APPLICANT	First Place LLC
AGENT	The Richardson Design Partnership, LLC
PROPERTY OWNER	First Place LLC
REQUEST	No. 14PD038 - Final Planned Development Overlay to allow a hotel
EXISTING LEGAL DESCRIPTION	Lot 6 of Tract 3 of Discovery Subdivision, located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.06 acres
LOCATION	1612 Discovery Circle
EXISTING ZONING	General Commercial District (Planned Development)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District (Planned Development)
South:	General Commercial District - General Commercial District (Planned Development)
East:	General Commercial District (Planned Development)
West:	General Commercial District (Planned Development)
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	October 24, 2014
REVIEWED BY	Robert Laroco / Bob Reiss

RECOMMENDATION:

If the Planning Commission determines that the proposed Light Emitting Diode (LED) reader board is appropriate for the property, then staff recommends that the Final Planned Development Overlay to allow a hotel be approved with the following stipulations:

1. The request to allow a 6 foot wide by 10 foot tall, double-sided Light Emitting Diode (LED) reader board as a part of the approved sign package for the property is hereby granted. All signage shall comply with the submitted sign package and the requirements of the Rapid City Sign Ordinance. Any expansion of the approved LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for each sign;

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2. A building permit shall be obtained prior to construction. A Certificate of Occupancy shall be obtained prior to occupancy;
3. Prior to issuance of a Certificate of Occupancy, all erosion and sediment control measures shall be installed;
4. All plans shall be prepared and stamped by a registered professional per SDCL 36-18A;
5. All parking shall comply with the requirements of the Rapid City Parking Ordinance. Changes to the parking may be approved as a Minimal Amendment to the Planned Development contingent upon provision of the minimum required parking;
6. All landscaping shall comply with the requirements of the Rapid City Landscaping Ordinance. Changes to the landscaping may be approved as a Minimal Amendment to the Planned Development contingent upon provision of the minimum required amount of landscaping;
7. All lighting shall be designed to preclude shining on adjacent properties and rights-of-way so as to avoid creating a nuisance to neighbors or passing traffic;
8. All requirements of the International Fire Code shall be continually maintained;
9. All requirements of the General Commercial District shall be continually maintained unless specifically authorized as a stipulation of a future Major Amendment to the Planned Development; and,
10. This Final Planned Development shall allow for the construction of a hotel. Permitted uses in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require the review and approval of a Major Amendment to the Planned Development.

GENERAL COMMENTS: The applicant has submitted a request to allow a hotel to be constructed on property zoned General Commercial District within a Planned Development. The proposed hotel will consist of 64 rooms and will be known as a "My Place Extended Stay Hotel". A hotel is a permitted use in the General Commercial District. However, the property is located within a Final Planned Development which encompasses the surrounding area and as such, the applicant has submitted this Final Planned Development for the next phase of development for the property. No Exceptions to the underlying zoning requirements of the General Commercial District are being requested as a part of this Final Planned Development. The submitted plans show that one Light Emitting Diode (LED) sign is proposed to be located on a pole sign in the southeastern corner of the property.

The property is located west of North Elk Vale Road, north of Interstate 90, on the south side of Discovery Circle. Discovery Circle is currently under construction. The property is currently undeveloped.

STAFF REVIEW: Staff has reviewed the request for an Final Planned Development pursuant to the requirements of Chapter 17.50.050.F(5) of the Rapid City Municipal Code and has noted the following considerations:

There are certain conditions pertaining to the particular piece of property in questions because of its size, shape, or topography;

The property is comprised of approximately 2.06 acres of property currently zoned General Commercial District. The area is developing with a variety of commercial uses. Due to previous site grading, the property is generally level and grass-covered. There are no

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special conditions pertaining to this piece of property due to size, shape, or topography.

The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;

A hotel is a permitted use in the General Commercial District. The property is located within an existing Planned Commercial Development, requiring that a Final Planned Development be approved prior to issuance of a building permit for the property. The application of these regulations to this particular piece of property would not create a practical difficulty or undue hardship.

Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations;

No Exceptions to the underlying zoning district have been requested.

A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;

The General Commercial District is intended to provide for the personal and business services and the general retail business of the city and includes hotels as a permitted use in the district. A literal interpretation of this chapter would not deprive the applicant of rights that others in the same district are allowed.

Any adverse impacts will be reasonably mitigated;

A minimum of 64 parking spaces are required for the site. Three of the required parking spaces must be ADA accessible. One of the ADA accessible spaces must be "van accessible". Submitted plans show that a total of 65 parking spaces are being provided. Three ADA spaces are proposed, with one of the ADA spaces being "van accessible". In addition, a minimum of 78,590 points of landscaping are required on the site. A total of 126,162 points of landscaping are proposed. It appears that the proposed landscaping and parking comply with the requirements of the Rapid City Municipal Code. The proposed structure is three stories tall and approximately 42 feet, 6 inches in height. The proposed pole sign is 45 feet tall. The proposed double-sided LED sign measures 6 feet tall by 10 feet wide, totaling 60 square feet of signage per side. All signage and lighting must comply with the requirements of the Rapid City Sign Code.

Transportation Planning staff has noted that the originally submitted Traffic Impact Study for the anticipated development of the area assumed a total of 200 hotel rooms within the development. The proposed extended stay hotel increases the total number of hotel rooms to 272. This increase in the number of hotel rooms results in a 5.3 percent increase in the expected trip generation identified in the original Traffic Impact Study. The expected number of trips for the proposed hotel is a maximum of 45 peak hour trips. Due to the limited increase from the originally expected trip generation for area development as well as limited trip generation associated with this specific use, no revisions to the existing Traffic Impact Study are required.

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Submitted plans show that the applicant is proposing one 6 foot by 10 foot double-sided Light Emitting Diode (LED) sign totaling 60 square feet to be located on a proposed 45 foot tall pole sign. Pursuant to Rapid City Municipal Code Chapter 17.50.100.E(2), a maximum 60 square foot LED message center is permitted in the General Commercial District. In addition, a maximum 45 foot tall sign is permitted. In the past, the Planning Commission has directed staff to bring forward all proposed LED signage located within Planned Developments for consideration by the Planning Commission. The proposed sign does meet all the requirements of the Rapid City Sign Ordinance. If the Planning Commission determines that the proposed sign is in keeping with the character of the neighborhood, staff recommends that the request for the LED sign be approved.

The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objectives of the existing standard sought to be modified;

Submitted plans show the development of the property with a total of 64 extended stay hotel rooms. The property is located within a previously approved Planned Commercial Development, requiring that a Final Planned Development be approved for the property as a part of the next phase of development. No Exceptions to the underlying zoning district have been requested as a part of this Final Planned Development. All parking, landscaping, lot coverage, building height, and building setback requirements are being met. The proposed LED sign complies with all the requirements of the Rapid City Sign Ordinance. If the Planning Commission determines that the proposed LED sign is appropriate for the property, staff recommends that the proposed Final Planned Development to allow a hotel be approved with the stipulations noted above.

Notification Requirements: The letters of notification have been returned to Community Planning and Development Services for mailing. The sign has been posted on the property. As of this writing, there have been no inquiries into the proposed Final Planned Development.