



# Rapid City Planning Commission

## Planned Development Project Report

March 10, 2016

<b>Applicant Request(s)</b>
Case # 16PD003, an Initial Planned Development to allow a hotel
Companion Case(s) #: N/A

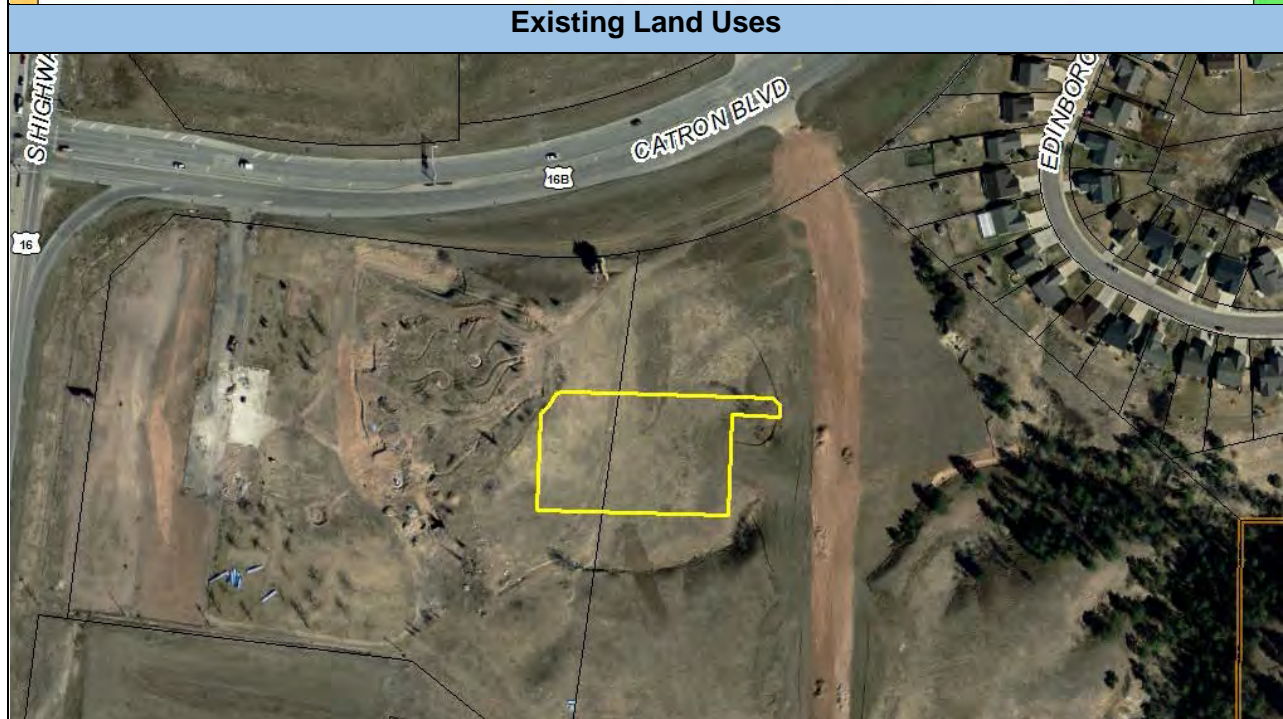
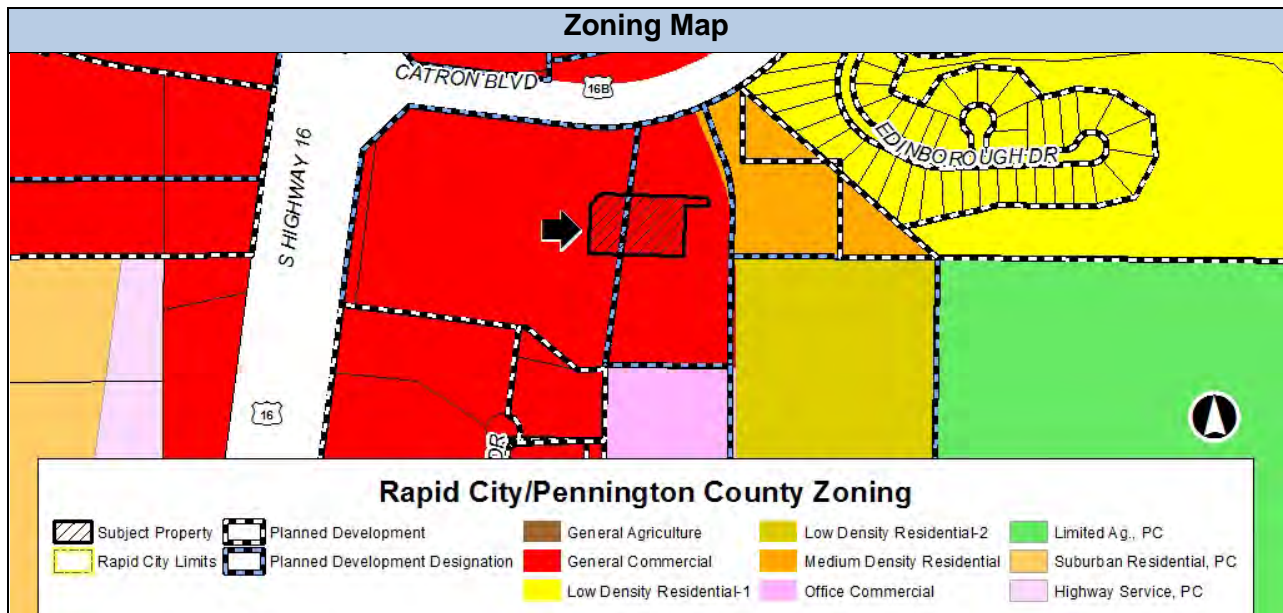
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Initial Planned Development to allow a hotel be approved with the stipulations noted below.

<b>Project Summary Brief</b>
The applicant has submitted a request for an Initial Planned Development to allow construction of a hotel on approximately 2.36 acres of property zoned General Commercial District. The proposed hotel will be a Holiday Inn Express & Suites comprised of 99 guest rooms. The proposed structure will be four stories, totaling 52 feet tall at the midline of the roof. In the General Commercial District, a maximum 45-foot-tall building is permitted. As such, the applicant has requested an Exception to increase the maximum permitted height of the structure from 45 feet to 52 feet. The applicant should note that a Final Planned Development must be approved for this property before a building permit can be issued for the proposed development.

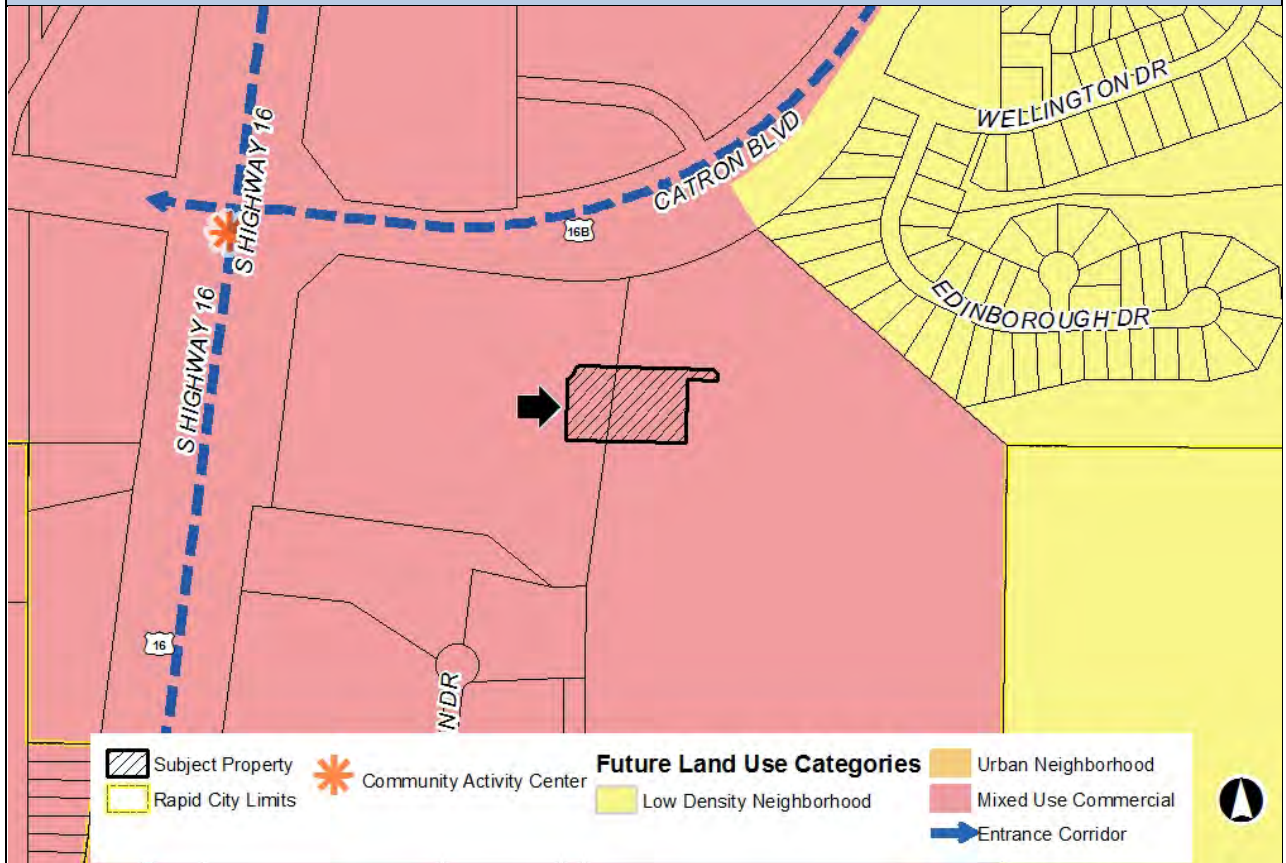
<b>Development Review Team Contacts</b>	
Applicant: KS West, LLC and SK East, LLC	Planner: Robert Laroco
Property Owner: KS West, LLC and SK East, LLC	Engineer: Ted Johnson
Architect: LJA	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Janet Kaiser
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast of the intersection of U.S. Highway 16 and Catron Boulevard
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Section 26, T1N, R7E. Proposed Buffalo Crossing Subdivision
Land Area	2.36 acres, approximately 102,802 sq ft
Existing Buildings	No structural development
Topography	Level
Access	Proposed Caregiver Circle
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Electric/Montana Dakota Utilities
Floodplain	None identified
Other	

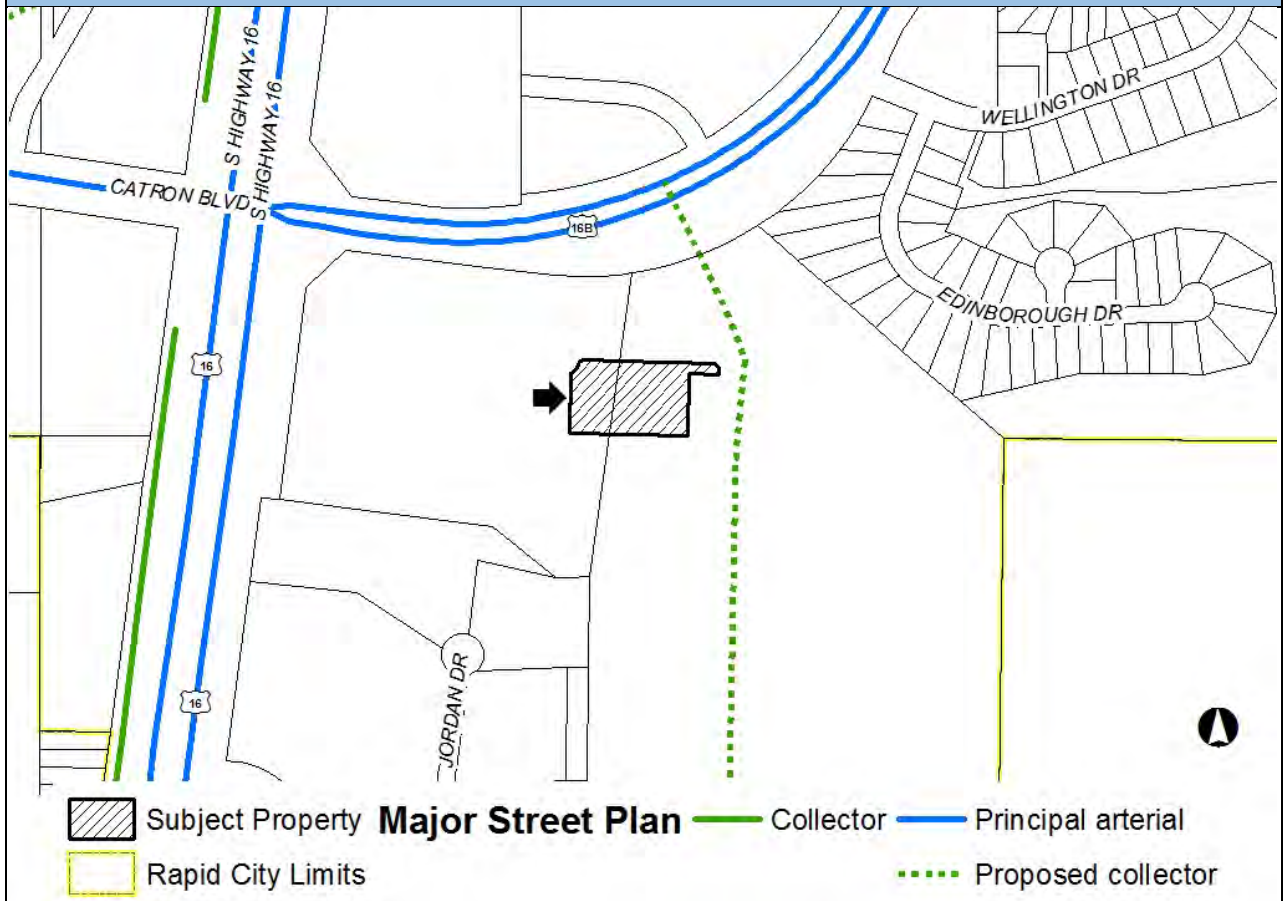
Subject Property and Adjacent Property Designations				
	Existing Zoning	Comprehensive Plan		Existing Land Use(s)
Subject Property	GC/PDD	MUC, Community Activity Gateway, Entrance Corridor	Center,	Undeveloped
Adjacent North	GC/PDD	MUC, Community Activity Gateway, Entrance Corridor	Center,	Undeveloped
Adjacent South	GC/PDD	MUC, Community Activity Gateway, Entrance Corridor	Center,	Undeveloped
Adjacent East	GC/PDD	MUC, Community Activity Gateway, Entrance Corridor	Center,	Undeveloped
Adjacent West	GC/PDD	MUC, Community Activity Gateway, Entrance Corridor	Center,	Undeveloped



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan




<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
03PD047	2/05/04	Planned Development Designation	PC approved w/ stips
00PD015	5/15/00	Planned Development Designation	CC Approved w/ stips
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>		<b>Required</b>	<b>Proposed/Existing</b>
Lot Area		No minimum required	2.36 ac, approximately 102,802 sq ft
Lot Frontage		No minimum required	Unknown. Required with Final PD
Maximum Building Heights		4 stories, 45 ft.	4 stories, 52 ft
Maximum Density		75%	14.82%
Minimum Building Setback:			
• Front		25 ft	116 ft
• Rear		0 ft	5 ft
• Side		0 ft/0 ft	88 ft/ 84 ft
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		87,568 points	Unknown. Required with Final PD
• # of landscape islands		3 minimum	4 minimum
Minimum Parking Requirements:			
• # of parking spaces		99 spaces	151 spaces
• # of ADA spaces		4 ADA, 1 van accessible	6 ADA, 3 van accessible
Signage		Per RCMC	None identified. Required with Final PD
Fencing		Per RCMC	None identified

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Planned Development:</b>	
	<b>Findings</b>
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	The applicant is proposing to construct a 4 story, 52 foot tall hotel on the property. There are no conditions on the property due to its size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is located within two separate Planned Development Designations. As such, a Final Planned Development must be approved for the property prior to issuance of a building permit. A hotel is an otherwise permitted use in the General Commercial District. The application of these regulations to this property does not create a practical difficulty or undue hardship.
3. 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;	The applicant has submitted this Initial Planned Development with one Exception request to increase the permitted height of the building from 45 feet to 52 feet. The structure will be a total of 4 stories in height. The requested increase in height is intended to accommodate the architectural design of the proposed roofline. The recently approved Black Hills Corps headquarters building, located to the west of the subject property, was approved

	<p>with an increase in permitted height from 45 feet to 75 feet in 2015. The character of approved development in this area, the commercial nature of anticipated development in the area, and location within a Gateway, an Entrance Corridor, and a Community Activity Center all encourage vertical development. The requested Exception to increase the permitted height of the structure from 45 feet to 52 feet is in character with anticipated development of the area and does not cause undue hardship or impair the intent of the Zoning Ordinance.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;</p>	<p>The submitted Initial Planned Development is to allow a hotel comprised of 99 rooms with a maximum height of 52 feet. A hotel is a permitted use in the General Commercial District. However, since the applicant is requesting an Exception for height, as well as the property being located within a Planned Development Designation, a Planned Development must be approved for the property. A literal interpretation does not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<p>The requested Exception to increase the permitted height of the hotel from 45 feet to 52 feet is 7 feet, or approximately 15.6%, increase over height permitted in the General Commercial District. However, the height of the proposed building is lower than Exceptions approved for other buildings located within this Community Activity Center. In addition, the requested additional height is to accommodate the design of the proposed roofline, rather than to accommodate additional density. Finally, a Final Planned Development must still be approved for the property prior to commencement of construction and will serve as the tool to ensure that the design and use of this development is in keeping with the character of the neighborhood and the intent of the Ordinance. Potential adverse impacts of the proposed development are being reasonably mitigated.</p>
<p>6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified.</p>	<p>As previously noted, the requested Exception to increase the height of the structure from 45 feet to 52 feet is in keeping with the approved Exceptions for height of other structures located in proximity to the intersection of U.S. Highway 16 and Catron Boulevard. The location of the proposed hotel at the intersection of two principal arterial streets, in an Entrance Corridor and Gateway to the community, and in a Community Activity Center encourages high-density, activity-generating, vertical development. In addition, the required Final Planned Development will ensure that development of the property is in keeping with the character of the neighborhood and the standards of the Zoning Ordinance. The requested Exception is an alternative or innovative option which will reasonably achieve the objectives of the Zoning Ordinance and the development plans of the City.</p>

**Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial**  
**In considering an application for approval or denial the Planning Commission finds that**

the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
 <b>A Balanced Pattern of Growth</b>	
N/A	N/A
 <b>A Vibrant, Livable Community</b>	
LC-1.3A	<u>Gateway and Entrance Corridor Standards:</u> The requested Initial Planned Development will contribute to the establishment of design and appearance standards for the properties in this gateway and entrance corridor.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
N/A	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
N/A	N/A
 <b>Economic Stability and Growth</b>	
EC-2.1D	<u>Service Commercial:</u> The proposed Holiday Inn Express & Suites is located in proximity to the Black Hills Corps national headquarters building currently under construction at the southwest intersection of U.S. Highway 16 and Catron Boulevard. The applicant indicates that among other uses, the proposed hotel is intended to service patrons visiting the headquarters. The proposed hotel expands the commercial offerings available for a major regional employer of the area.
 <b>Outstanding Recreational and Cultural Opportunities</b>	
N/A	N/A
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<u>Public Input Opportunities:</u> The Major Amendment to the Planned Development requires notification of surrounding property owners within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Major Amendment.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
<b>Future Land Use Plan Designation(s):</b>	Mixed Use Commercial, Entrance Corridor, Gateway
<b>Design Standards:</b>	
GDP-MU1	<u>Relationship of Uses:</u> The requested Initial Planned Development promotes the concentration of activity-generating uses at a key intersection in the City. In addition, the requested Exception to increase the height from 45 feet to 52 feet encourages a vertical mix of uses within an area intended for high activity uses.
GDP-GEC7:	<u>Signage:</u> The applicant should be aware that a signage package will be required as a part of submittal for a Final Planned Development. Staff has noted that signage submitted as a part of a Final Planned Development should be designed

	<p>in accordance with the design guidelines for signage located within a Gateway and Entrance Corridor for the City. The Comprehensive Plan notes the following guidelines:</p> <ul style="list-style-type: none"> <li>• Limit new development signage to low profile monument signs designed as part of a larger development scheme;</li> <li>• Use consolidated signage for larger developments to minimize visual clutter, and;</li> <li>• Prohibit pole signs and billboards at these locations.</li> </ul>
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**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	U.S. Highway 16 Neighborhood
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.1B	<u>Mixed-Use Development:</u> The proposed Initial Planned Development encourages development of this emerging Community Activity Center with a mix of activity-generating uses at the intersection of two principal arterial streets located at a Gateway and Entrance Corridor to the City.

**The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:**

•	The applicant is proposing a 99 room, 4-story tall hotel with a maximum height of 52 feet to be located on 2.36 acres of land zoned General Commercial District. The property was previously located within a Planned Development Designation and, as such, requires a Final Planned Development be approved prior to commencement of construction. A hotel is an otherwise permitted use in the General Commercial District.
•	The requested Exception to increase the permitted height from 45 feet to 52 feet is an approximate 15.6% variance from the permitted building height but is in keeping with the character of other buildings currently under construction within the Community Activity Center. The requested Exception does not result in an increase in the density of development and is to accommodate the proposed architectural design of the building.
•	A Final Planned Development will still be required to be submitted for consideration by the Planning Commission prior to construction of the proposed hotel. The Final Planned Development will serve as the tool to ensure that the design and use of the property is in character with the neighborhood and meets the standards established by the Rapid City Zoning Ordinance.

**Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:**

1.	The requested Exception to increase the permitted height of the building from 45 feet to 52 feet is hereby granted.
2.	Prior to issuance of building permit, a Final Planned Development shall be approved for the property.
3.	Prior to issuance of a Certificate of Occupancy, the property shall be platted to secure access and utilities to the property.
4.	This Initial Planned Development shall allow for development of a hotel on the property. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of this Initial Planned Development, the Final Planned Development, or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses in the General Commercial District shall require a Major Amendment to the Planned Development.