



Rapid City Planning Commission Planned Development Project Report

April 7, 2016

Item #5
Applicant Request(s)
Case # 16PD014, a Final Planned Development Overlay to allow a hotel
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development Overlay to allow a hotel be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a request for a Final 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. On March 10, 2016, the Planning Commission approved an Initial Planned Development (File #16PD003) to allow this hotel with a maximum height of 52 feet. The applicant has now submitted a Final Planned Development for the construction of the hotel. No additional Exceptions are being requested as a part of this Final Planned Development.

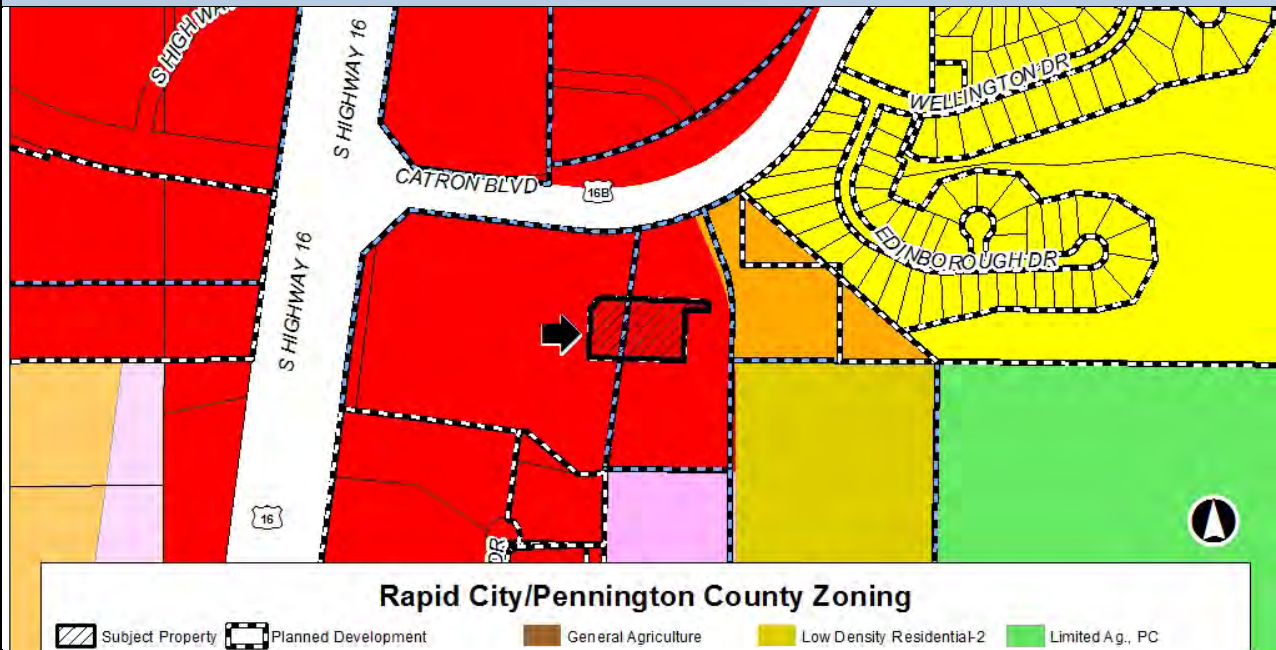
Development Review Team Contacts	
Applicant: KS West, LLC	Planner: Robert Laroco
Property Owner: KS West, LLC and SK East, LLC	Engineer: Ted Johnson
Architect: LJA	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Janet Kaiser
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: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

Subject Property Information	
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 Power/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 Center, Gateway, Entrance Corridor	Undeveloped
Adjacent North	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped
Adjacent South	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped
Adjacent East	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped
Adjacent West	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped

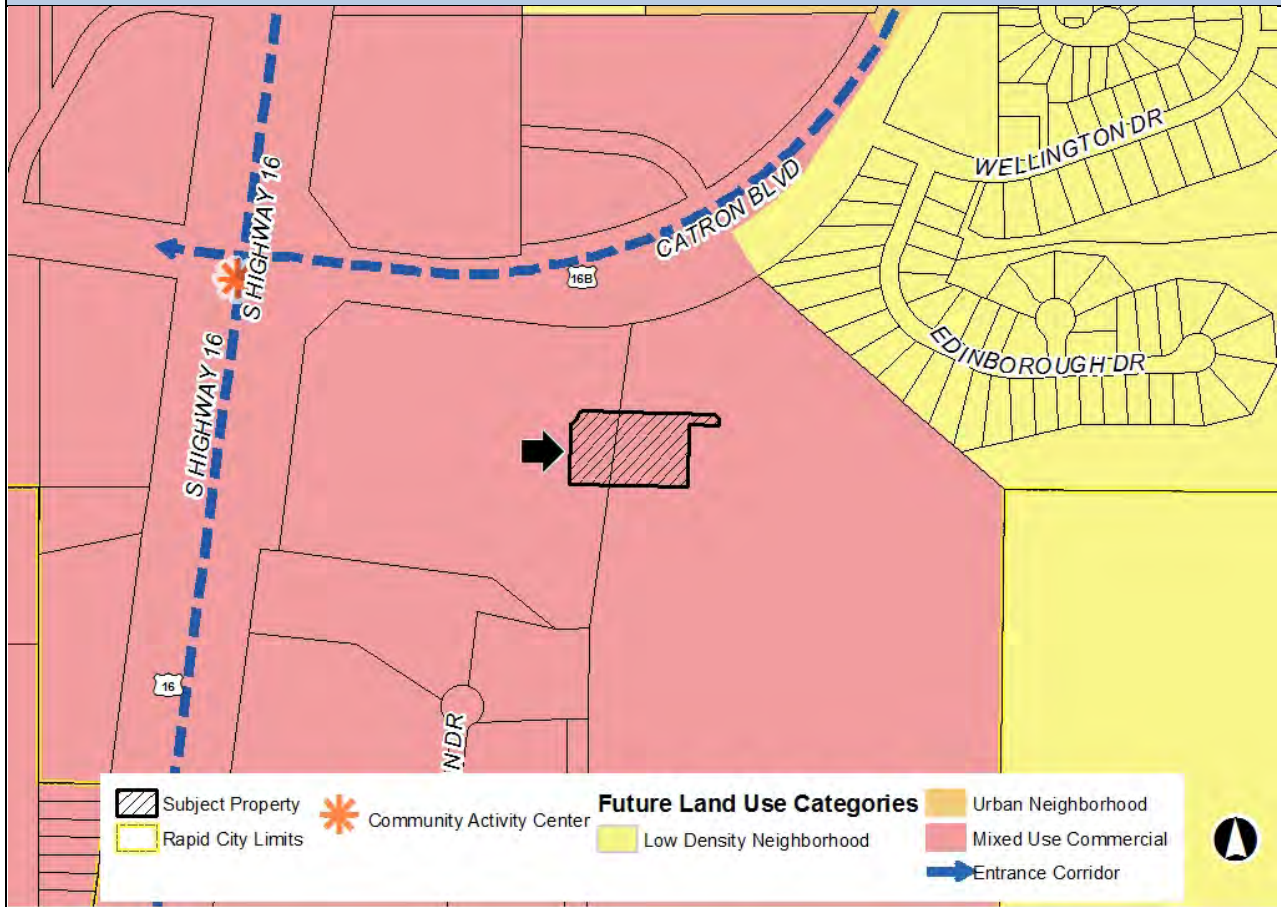
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan





Relevant Case History			
Case/File#	Date	Request	Action
16PD003	3/10/16	Initial Planned Development to allow a hotel	Planning Commission approved w/ stipulations
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	2.36 ac, approximately 102,802 sq ft	
Lot Frontage	No minimum required	Approximately 529 ft.	
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	18 ft	
• Side	0 ft/0 ft	7.82 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	87,568 points	69,336 points provided. (18,232 short)	
• # of landscape islands	3 minimum	6 provided	
Minimum Parking Requirements:			
• # of parking spaces	99 spaces	145 spaces	
• # of ADA spaces	4 ADA, 1 van accessible	6 ADA, 3 van accessible	
Signage	Per RCMC	4 proposed wall signs, each measuring approximately 157.83 sq ft, totaling 631.32 sq ft	
Fencing	Per RCMC	None identified	






Planning Commission Criteria and Findings for Approval or Denial	
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:	
	Findings
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 special 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 an existing Planned Development. 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. However, Planned Development Designation for the property requires that a Final Planned Development be approved prior to issuance of a building permit.
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;	An Exception to increase the permitted height of the hotel from 45 feet to 52 feet was approved as a part of the Initial Planned Development. The structure will be a total of 4 stories in height. No additional Exceptions to the Zoning Ordinance have been requested as a part of this Final Planned Development.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in	A hotel is a permitted use in the General Commercial District. Rapid City Municipal Code requires that a Final Planned Development be approved for the property prior to

the same district are allowed;	issuance of a building permit for the site. A literal interpretation does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	<p>The submitted application notes that while a location for future ground signage has been identified, no ground signage is being proposed for the hotel as a part of this request. However, as noted as a part of the Initial Planned Development, the property is located within a developing Community Activity Center and Gateway into the community located at the intersection of two Principal Arterial Streets as identified on the City's Major Street Plan. In addition, U.S. Highway 16 is an identified entrance corridor. The Rapid City Comprehensive Plan notes that signage located within Gateways and Entrance Corridors should be coordinated and should prohibit pole signage in favor of lower profile ground signage. While a pole sign would be a permitted use in the General Commercial District, as of this writing the applicant is not proposing any pole signage on the property. If pole signage is proposed in the future, an amendment to the Planned Development will be required.</p> <p>During review of the item, staff noted a discrepancy in the submitted landscaping plan which leaves the proposed development 18,232, points short of the required minimum amount of landscaping. The applicant has noted the discrepancy and noted it is their intent to meet all landscaping requirements. Prior to issuance of a building permit, revised plans must be submitted showing a landscaping plan in compliance with the Ordinance, or an amendment to the Planned Development must be obtained.</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.	No additional Exceptions to the underlying zoning have been requested as a part of this Final Planned Development. The approved Initial Planned Development included an Exception to increase the height of the proposed structure, which is in keeping with the character of other structures under construction in the vicinity as well as the goals of the Comprehensive Plan. The proposed development reasonably achieves the objectives of the Zoning Ordinance and the Comprehensive Plan.

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	
	A Balanced Pattern of Growth
N/A	N/A
	A Vibrant, Livable Community
LC-1.3A	<u>Gateway and Entrance Corridor Standards</u> : The proposed Final Planned Development will contribute to the establishment of design and appearance standards for the properties in this gateway and entrance corridor.

		A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A	
		Efficient Transportation and Infrastructure Systems
N/A	N/A	
		Economic Stability and Growth
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.	
		Outstanding Recreational and Cultural Opportunities
N/A	N/A	
		Responsive, Accessible, and Effective Governance
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 Planned Development	

Comprehensive Plan Conformance – Growth and Reinvestment Chapter		
Future Land Use Plan Designation(s):		Mixed Use Commercial, Entrance Corridor, Gateway
Design Standards:		
GDP-MU1	<u>Relationship of Uses:</u> The proposed Final 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 future addition of ground/pole signage will require an amendment to this Final Planned Development. Staff has noted that all signage on the property should be designed 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: <ul style="list-style-type: none"> • Limit new development signage to low profile monument signs designed as part of a larger development scheme; • Use consolidated signage for larger developments to minimize visual clutter, and; • Prohibit pole signs and billboards at these locations. 	

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter		
Neighborhood:	U.S. Highway 16 Neighborhood	
Neighborhood Goal/Policy:		
US16-NA1.1B	<u>Mixed-Use Development:</u> The proposed Final 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 Final Planned Development be approved for the following reasons:

<ul style="list-style-type: none"> • 	<p>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. An Initial Planned Development has been previously approved for the site. Pursuant to the requirements set forth by the Rapid City Municipal Code, this Final Planned Development must be approved as such, requires this Final Planned Development be approved prior to commencement of construction. A hotel is an otherwise permitted use in the General Commercial District.</p>
<ul style="list-style-type: none"> • 	<p>Submitted Plans show the potential for future ground/pole signage to be located on the property. Future signage will require an amendment to the Planned Development and should be designed in compliance with the requirements of the Rapid City Municipal Code and the guidelines established in the Rapid City Comprehensive Plan.</p>
<ul style="list-style-type: none"> • 	<p>A revised landscaping plan in compliance with the Rapid City Landscaping Ordinance must be submitted prior to issuance of a building permit for the site.</p>

Staff recommends that the requested Final Planned Development be approved with the following stipulations:

<p>1.</p>	<p>The previously approved Exception to increase the permitted height of the building from 45 feet to 52 feet is hereby acknowledged;</p>
<p>2.</p>	<p>Prior to issuance of a building permit, all redlined comments shall be addressed and all redlined plans shall be returned to Community Planning and Development Services;</p>
<p>3.</p>	<p>Prior to issuance of a building permit, revised landscaping plans shall be submitted showing compliance with the Rapid City Landscaping Ordinance, or an amendment to the Planned Development shall be obtained. All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance;</p>
<p>4.</p>	<p>Prior to issuance of a sign permit for any ground/pole signs on the property, an amendment to the Planned Development shall be obtained. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this request. The addition of LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;</p>
<p>5.</p>	<p>Prior to issuance of a Certificate of Occupancy for the hotel, the property shall be Final Platted to secure access and utility service for the development.</p>
<p>6.</p>	<p>This Final 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 the Initial 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.</p>