



CIVIL ENGINEERING | LAND PLANNING
CONSTRUCTION ADMINISTRATION

March 10, 2016

Mr. Robert Laroco
Planner II – City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Holiday Inn Express & Suites – Buffalo Crossing, Rapid City, South Dakota

Dear Mr. Laroco:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for a Final Planned Development for the proposed Holiday Inn Express & Suites at Buffalo Crossing in Rapid City, South Dakota.

Included with this submittal are:

- 1. Application
- 2. Vicinity Map
- 3. Metes and Bounds Legal Description
- 4. Turning Movements Exhibit
- 5. Building Floor Plan
- 6. Drainage Reports
- 7. Traffic Impact Analysis
- 8. Site Plan

RECEIVED

MAR 11 2016

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Project Background:

The proposed Holiday Inn Express & Suites will be a great new addition to the City of Rapid City and will be located at the intersection of Highway 16 and Catron Blvd at Buffalo Crossing. The proposed hotel will have 99 rooms to serve and promote the yearlong tourism industry and is further intended to compliment the nearby Black Hills Corporate Headquarters. The Holiday Inn Express & Suites is a trusted brand that complements the community and beautiful Black Hills.

Building Use and Zoning:

See attached floorplan. The proposed building will have a first floor area of 15,234 SF.

The property is zoned General Commercial and designated as a Planned Development.

Parking Requirements:

See attached site layout. Per Rapid City zoning code, a total of 99 parking spaces are required. The proposed site plan provides a total of 145 spaces and 6 accessible spaces, exceeding the zoning code.

The site and proposed uses are consistent with the assumptions found in the approved Traffic Impact Analysis prepared for the Buffalo Crossing Subdivision.

Landscaping:

Landscaping has been provided in accordance with the Rapid City Zoning Code.

Sanitary Sewer, Water, and Storm Water:

Sanitary Sewer Mains, Water Mains and Storm Water facilities have all been provided to the site and are in varying stages of construction. Service line locations are included with the attached site plan.

Building Height:

The proposed building is four (4) stories and will be no taller than 52' as measured according to RC Code. Current zoning allows for a maximum height of 45' or 4 stories. The applicant has requested that the maximum height be increased to 52' and the exception approved as part of the Initial Planned Development application 16PD003 on 03/10/2016.

Lot Coverage:

The size of the lot will be 2.36 acres or 102,957 SF. The proposed building has a first floor area of 15,234 SF, which equates to a lot coverage of 14.8%. Rapid City zoning code allows for maximum lot coverage of 75%.

Signage:

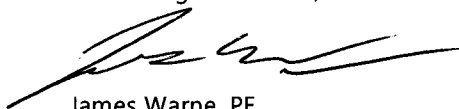
The applicant currently does not wish to construct a sign on the property. However a future sign location is indicated on the site plan. Should the desire to construct a sign arise the applicant will then submit an amendment to the Final Planned Development

Lighting:

Site lighting locations have been shown on the site plan and are in accordance with RC Code.

Thank you for your assistance in this matter.

Sincerely,
KTM Design Solutions, Inc.



James Warne, PE

Enclosures

RECEIVED

MAR 11 2016

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**