

STAFF REPORT

November 21, 2002

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**No. 02PD065 - Major Amendment to a Planned Commercial Development to allow an expansion of an existing building**      **ITEM 49**

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GENERAL INFORMATION:

PETITIONER	HDI for RND Properties
REQUEST	<b>No. 02PD065 - Major Amendment to a Planned Commercial Development to allow an expansion of an existing building</b>
EXISTING LEGAL DESCRIPTION	Lots 2 and 3 of Meridian Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.49 acres
LOCATION	1550 N. Lacrosse Street
EXISTING ZONING	General Commercial District w/Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial District w/Planned Commercial Development
South:	General Commercial District w/Planned Commercial Development
East:	Medium Density Residential District
West:	General Commercial District w/Planned Commercial Development
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	10/24/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

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

Air Quality Division Recommendations:

1. An air quality permit will be required prior to any surface disturbance;

Fire Department Recommendations:

2. The applicant shall provide a 13 Fire Sprinkler System tied into the existing Fire Sprinkler

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---

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---

- System, not a 13R Fire Sprinkler System;
3. The fire alarm shall be connected to the proposed addition; in addition, the fire alarm shall be compatible with the existing system;
  4. The proposed elevator shall be capable of Fire Department Emergency Control and be constructed to comply with all Uniform Fire Code requirements;

#### Building Inspection Division Recommendations:

5. The applicant shall obtain a building permit prior to any construction;
6. The applicant shall obtain a Certificate of Occupancy prior to occupancy of the proposed structure;

#### Urban Planning Division Recommendations:

7. The applicant shall submit a sign package prior to issuance of a building permit;
8. The applicant shall submit a lighting plan prior to issuance of a building permit;
9. Any changes to the site will require a major amendment to the Planned Commercial Development;
10. The architectural style of the building will be constructed as shown on the elevations submitted;
11. The applicant shall submit a site plan complying with the Landscaping Ordinance of the City of Rapid City Municipal Code prior to Planning Commission approval; and
12. All stipulations of the previous Planned Development shall be met at all times.

GENERAL COMMENTS: The applicant is proposing to build a 26 room addition to a hotel. Currently there is a 71 room hotel on the lot, and the proposed addition will bring the total rooms to 97 rooms.

On December 4, 1989 the City of Rapid City Common Council approved a Planned Commercial Development for Lots 1, 2, and 3 of Meridian Subdivision with four stipulations. At that time the west half of the lots were zoned General Commercial Zoning District; however, in conjunction with the Planned Commercial Development, the east half of the lots were also zoned General Commercial Zoning District. In addition, 88 rooms were approved to be located in two separate buildings.

On March 2, 1992 a Major Amendment was approved for the Planned Commercial Development to allow for 45 additional rooms, parking, and a reconfiguring of the structures by joining the two structures into one. The site plan also identified 20 of the 45 rooms as a future phase.

The applicant is currently proposing a 26 room expansion to the existing facility; in addition the applicant is proposing additional parking lot area. The proposed expansion will be a two story, 13,230 square foot expansion. Due to the significant changes in the structure reconfiguration and parking plan, a Major Amendment to the Planned Commercial Development is required.

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---

STAFF REVIEW: Staff has reviewed the proposed request and has noted the following considerations:

Parking: The parking requirement for a hotel in the City of Rapid City is one (1) space per room. The submitted site plan states that the hotel with the proposed addition will have 99 rooms with 8 staff members. The parking requirement for a hotel of this size is 99 spaces. The applicant has proposed 140 spaces which fulfills this requirement. The applicant has also proposed 5 spaces for disabled persons fulfilling the requirement for disabled parking spaces. Any additional development to accommodate conference rooms or restaurants will need to be in compliance with the City of Rapid City Parking Requirements. In addition, any additional development will require a Major Amendment to a Planned Commercial Development.

Landscaping – The landscaping requirement for the developed area of the parcel is approximately 75,500 points. The submitted site plan shows that 32,000 landscaping points will be provided; however, this does not meet the minimum required number of landscaping points. In addition, the parking lot needs to show three landscaping islands in the parking lot.

Signage – The applicant needs to submit a sign package showing existing and proposed signs. In addition, if the applicant is proposing any new signs, information pertaining to the location, materials, size, color, lighting, etc. needs to be submitted.

Lighting – The applicant needs to submit a site plan showing any additional lighting on the property. The applicant needs to show location, size, intensity, and type of lights that will be provided.

Staff has reviewed this request with respect to the provisions of the Rapid City Municipal Code. Staff believes that the granting of the Major Amendment to a Planned Commercial Development would be consistent with the purposes and intent of the Zoning Ordinance based on compliance with the stated stipulations.

The required Planned Residential Development sign has been posted on the property; however, the receipts from the certified mailing have not been returned as of the writing of this staff report. Staff will inform the Planning Commission if the certified mailing receipts are not returned prior to the hearing.