

STAFF REPORT  
May 22, 2008

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**No. 08PD018 - Major Amendment to a Planned Commercial Development**      **ITEM 47**

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GENERAL INFORMATION:

APPLICANT	Ron Heinis for Heinsel, LLC
AGENT	FMG, Inc.
PROPERTY OWNER	SigBjornson, LLLP
REQUEST	<b>No. 08PD018 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lots A and B of Lot 1 of Lot D of K-W Subdivision, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.98 acres
LOCATION	2815 Beale Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	4/25/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the applicant shall submit documentation that an access easement exists for that portion of the driveway located on Lot A of Lot 1 of Lot D Less Lot H1 of K-W Subdivision, or an access easement shall be recorded at the Register of Deeds Office;
2. Prior to Planning Commission approval, the applicant shall submit a copy of an approved Approach Permit from the South Dakota Department of Transportation;

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3. A minimum of 134,528 landscaping points with four landscaping islands shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
4. A minimum of 168 parking spaces shall be provided. In addition, six of the parking spaces shall be handicap accessible spaces. Two of the handicap spaces shall be "van accessible". All provisions of the Off-Street Parking Ordinance shall be continually met.

GENERAL COMMENTS:

The applicant has submitted a Major Amendment to a Planned Commercial Development to change the use of the property from a brake and equipment service to a hotel. On October 21, 1999 Planning Commission approved a Planned Commercial Development for the property with the following stipulations:

1. That prior to approval by City Council of the Planned Commercial Development, topographical information and a grading plan shall be submitted for review and approval by the Engineering Division. The grading plan shall address work which has been done on the site since the addition was initiated, and the grading which has been completed along the western and southern property boundary;
2. That prior to approval by City Council of the Planned Commercial Development, a drainage plan and drainage calculations shall be submitted for review and approval by the Engineering Division;
3. That prior to approval by City Council of the Planned Commercial Development, a revised site plan showing an emergency vehicle turnaround on the southeast parking/access lane shall be provided;
4. That prior to issuance of a Certificate of Occupancy for the addition on the shop building, a sprinkler system shall be installed in the building. Plans for the sprinkler shall be submitted for review and approval by the Fire Department prior to installation;
5. That prior to issuance of a Certificate of Occupancy for the addition on the shop building, an agreement to connect to the City water system once City water is available to the property shall be signed;
6. That prior to issuance of a Certificate of Occupancy for the addition on the shop building, a fire hydrant must be installed on site subject to review and approval by Fire Department personnel.

The applicant is now proposing to demolish the existing structures on the property and build a hotel. The property is located at 3815 Beale Street which is north of Eglin Street and west of North Elk Vale Road. The property is currently zoned General Commercial District with a Planned Commercial Development and has an existing structure that was formerly used as Hills Brake and Equipment. The property to the north is currently zoned Light Industrial District. The property to the south is currently zoned General Commercial District. The property to the east is currently General Commercial District with a Planned Commercial Development. The property to the west is currently zoned General Commercial District.

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STAFF REVIEW:

Staff has reviewed the Major Amendment to a Planned Commercial Development and has noted the following considerations:

Parking: A total of 168 parking stalls are required for this project. The parking plan that was submitted for this project indicates that 175 stalls will be provided. This number includes a total of 8 handicap accessible parking stalls, with two of them being "van accessible". The parking for this project exceeds the requirements of the Rapid City Municipal Code. As such staff recommends that the Major Amendment to a Planned Commercial Development be approved with the above mentioned stipulations.

Landscaping: A minimum of 134,528 landscape points and four landscaping islands are required for this project. The landscape plan that was submitted for this project indicates that 172,500 landscape points and six landscaping islands will be provided. The landscaping for this project exceeds the number of points required by the Rapid City Municipal Code. As such, staff recommends that the Major Amendment to the Planned Commercial Development be approved with the above mentioned stipulations.

Access Easement: Prior to Planning Commission approval, the applicant must submit documentation that an access easement exists for that portion of the driveway located on Lot A of Lot 1 of Lot D Less Lot H1 of K-W Subdivision or an access easement must be recorded at the Register of Deeds Office.

Approach Permit: Prior to Planning Commission approval, the applicant must submit a copy of an approved Approach Permit from the South Dakota Department of Transportation.

Notification:

As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received some inquiries, but no objections regarding the proposed request at the time of this writing.