Case No. 16PD035

Legal Description:

Lot K-4A of Marshall Heights Tract Subdivision, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
Date: July 8, 2016
To: City of Rapid City Community Planning & Development and City Council
From: FourFront Design on behalf of Capitol Management, Mr. Bob Akers
Project: Ramada Inn Renovation (FourFront Project # 16-2035)
Subject: Final Planned Development Statement of Intent

FourFront Design is serving as Owner’s Representative to present a Final Planned Development application for the proposed Ramada Inn Renovation project, located on N. Lacrosse Street.

Project Description and Square Footages:

The existing 6.937 acre site is located on the East side of North Lacrosse Street adjacent to Exit 59 off of Interstate 90, to the North. It is bordered to the South by Eglin Street and to the East by Rapp Street. See the Site Plan for more detailed information regarding the site, approaches, and access.

The existing facility/site includes the primary function, hotel rooms within 3 buildings (primary building, semi-detached west wing and detached annex building) totaling 70,361SF. Included in the primary building are amenities such as a proposed convention center, and an existing restaurant. The west wing and annex are all hotel rooms. Also on site is a 7,908SF detached classic diner style restaurant positioned in the northeast corner.

The site is accessed from Lacrosse by two existing approaches that provide access to the portico and on-site parking from northbound and southbound traffic along Lacrosse. The site is also accessed from the east by an existing approach off of Rapp Street.

All existing parking areas and driveways are paved with asphalt or concrete per City requirements. The City’s Landscape Ordinance requirements are exceeded by the existing plantings. See the Planting Plan for details regarding landscaping. Care has been taken to highlight the building with landscape plantings, create a pleasant visual aesthetic along Lacrosse Street with ornamental trees and shrubs.

Facility Hours of Operation:

The proposed hours of operation are:

The facility is open for service 24 hours, 7 days a week.
Intended Use:

The site and facility will continue to serve primarily as a hotel. However, the facility will have a change of use which has triggered the need for this planned development. The former indoor swimming pool/atrium is in the permitting process to be renovated into a conference/ballroom space.

The former diner (Dogs & Suds) is no longer serving as a restaurant and the Owner intends to convert this space into storage and office space. This change of use is being made in an effort to reduce the required number of parking spaces.

EXISTING SITE FEATURES

Signage:

The existing signage is defined in attachment ‘C’. Also refer to the site survey for locations of signs on-site. Pylon Sign #1 is approximately 58’ tall and 25’ wide at the higher sign. The lower sign is approx. 15’ wide by 8’ tall. The larger sign will remain as-is and the smaller sign will be replaced with an acrylic sign with a solid background and contrasting lettering stating ‘Convention Center’. Pylon Sign #2 is approximately 32’ tall and 10’ wide with a 12’ x 3’ electronic reader board sign below. Both will remain as-is. Pylon Sign #3 is approximately 21’-6” tall and 12’ wide and will remain unchanged. Additionally there are (2) monument signs that are approximately 5’-0” tall, also to remain. The Billboard Sign will remain in place and continue to be used for advertising.

Landscaping:

As shown on the Parking and Planting Plan the existing landscaping exceeds that required by the City Landscaping Ordinances.

The site has several existing landscaped areas surrounding the parking lot. The preference would be to maintain the landscaped areas as they include mature trees which add to the aesthetic value of the property as a whole.

Due to the nature of the existing site and development, the Owner is requesting an exception to the following City standards through the Planned Development.
Nature of Requests and Justifications:

Parking:

The following square footages and room counts have been used to determine the ordinance required parking counts:

- Guest Rooms: 189 Total
- Conference / Ballroom: 9,278 SF
- Restaurant/Bar: 2,272 SF
- Office Areas (Within Hotel): 1,418 SF
- Office Areas (Former Diner): 1,977 SF
- Storage Areas (Former Diner): 5,931 SF

The Owner is requesting a 35% reduction of the required parking spaces for the parking ordinance (464 required / 298 provided). See the Parking and Planting Plan (sheet A1.00) for the parking layout and square footage calculations. Please consider the following items that we hope justify the reduced parking counts:

1) Historically, the highest demand for convention related events has been the months of September through May, when hotel occupancy is at its lowest as defined below. It is the Owner's intent to limit occupancy in the hotel rooms when a convention is booked and vice versa. The Owner utilizes booking/reservation software that forecasts the occupancy which allows them to monitor the levels of each space in order to ensure adequate parking is available for actual occupancy, not potential occupancy.

   - Historic Occupancy Levels
     January-20%       May-50%       September-65%
     February-30%      June-80%      October-50%
     March-35%         July-95%      November-25%
     April-40%         August-90%    December-30%

   - Potential 100% Occupancy Events:
     Black Hills Stock Show & Rodeo
     Fourth of July Weekend
     Sturgis Rally

   The Owner intends to commit to not booking the convention center during the peak times when the occupancy level is at or near 100%.

2) Guest Room Occupancy is typically very low during daytime hours when the convention space would typically be booked. This results in available parking during the hours of 10:00AM to 6:00PM when hotel room guests are off-site.

3) Many conventions utilize guest rooms as a package for the convention attendees.
Parking Lot Islands:

The City Landscaping Requirements require planter islands at a ratio of 1 such area for every 50 parking spaces. Based on this calculation the site would require five islands, while the existing site contains two. One of the two (south of the west wing) is very large and its configuration appears to be five islands that are minimally connected to technically create one island (see site plan). We would also note that 15 parking lot 'peninsulas' exist and help break up the expanse of existing parking. These parking peninsulas contain large existing trees that shade the building and parking lot. We hope that the combination of the oversized parking lot island and the high number of parking lot peninsulas offset the shortfall in required parking lot islands.

On Sale Liquor License:

Capitol Management purchased the property with an existing non-conforming liquor establishment at the bar within the hotel. Capitol Management is requesting that the City consider and approve a conditional use permit to continue the operation of the establishment within the hotel. Please refer to Attachment ‘D’; Floor Plan for the specific location of the bar/restaurant.

Drive Aisle Width:

The property has an existing variance in place for a drive aisle width reduction of 2'-0". We ask that this variance be maintained and be part of the planned development submittal.

We respectfully request the City Council's consideration of these items.
For any questions please contact Joel Simonyak at (605) 342-9470, or at jsimonyak@4front.biz.


Joel Simonyak, Project Architect
FourFront Design

7.11.16

Date

Cynthia Akers, Owner
Capitol Management

7.7.2016

Date
PYLON SIGN 1 - I90 INTERSTATE

APPROX. 25'X8'

APPROX. 15'X8'

40'-0''

50'-0''
PYLON SIGN 2 - EXIT 59

- APPROX. 10'X7'
- APPROX. 12'X3'
- 21'
- 25'-0"
PYLON SIGN 3 - LACROSSE ST.

APPROX. 12'X4'

APPROX. 8'X3'

17'-6'''
MONUMENT SIGNS (2) AT ENTRY

APPROX. 5'X3'
2' HIGH BASE

APPROX. 5'X3'
2' HIGH BASE
BILLBOARD SIGN - N. LACROSSE ST

FOR LEASE
342-3322

SIGN TO REMAIN FOR FUTURE ADVERTISING

RECEIVED
JUL 1 1 2016
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES