

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



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**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

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.

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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.

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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.

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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:

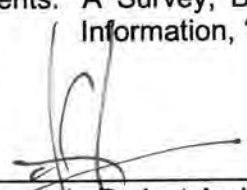
Capitol Management purchased the property with an existing non-conforming liquor establishment at the bar within the hotel. Capitol Management is requesting that the City consider and approve a conditional use permit to continue the operation of the establishment within the hotel. Please refer to Attachment '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.

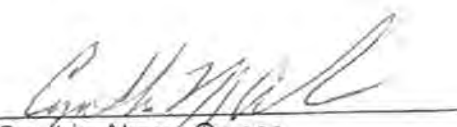
Attachments: 'A' Survey, 'B' Parking & Planting Plan, 'C' Existing Building & Signage Information, 'D' Building Floor Plan



Joel Simonyak, Project Architect
FourFront Design

7.11.16

Date



Cynthia Akers, Owner
Capitol Management

7-7-2016

Date

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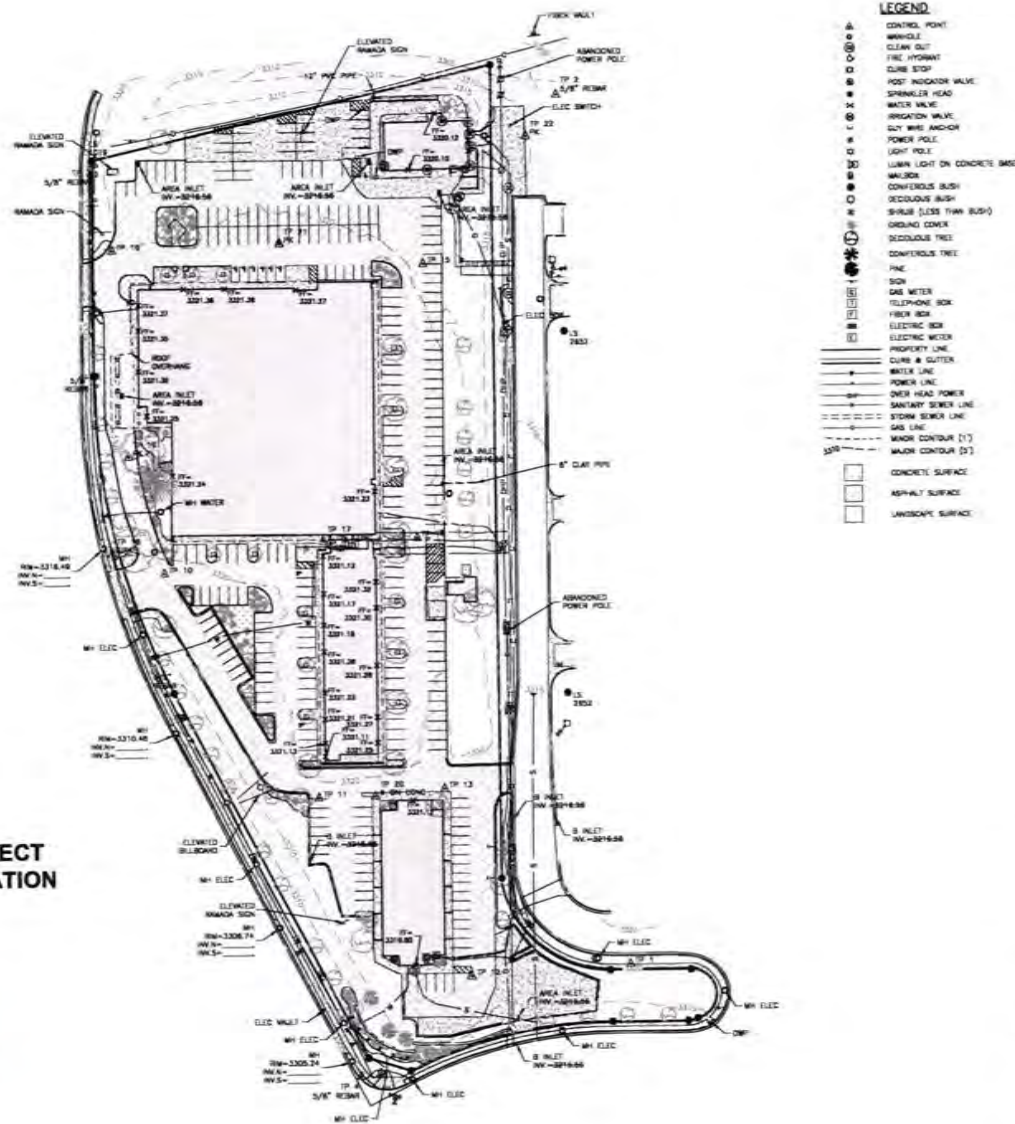
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VICINITY MAP
NTS

PROJECT
LOCATION



LEGEND

- △ CONTROL POINT
- WHOLE
- CLEAN OUT
- FIRE HYDRANT
- CURB STOP
- POST INSULATOR VALVE
- SPRINKLER HEAD
- WATER VALVE
- IRRIGATION VALVE
- GUT WIRE ANCHOR
- POWER POLE
- LIGHT POLE
- LUMIN LIGHT ON CONCRETE BASE
- MAISON
- CONIFEROUS BUSH
- DECIDUOUS BUSH
- SHRUB (LESS THAN BUSH)
- GRASS COVER
- DECIDUOUS TREE
- CONIFEROUS TREE
- FINE
- SIGN
- GAS METER
- TELEPHONE BOX
- FIBER BOX
- ELECTRIC BOX
- ELECTRIC METER
- PROPERTY LINE
- CURB & GUTTER
- WATER LINE
- POWER LINE
- OVER HEAD POWER
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- MAJOR CONTOUR (1')
- MAJOR CONTOUR (5')
- CONCRETE SURFACE
- ASPHALT SURFACE
- LANDSCAPE SURFACE



BASE OF RECORD:
SCOUTIC NORTH AS OBTAINED BY GLOBAL POSITIONING SYSTEM
(NAD 83)

BENCH MARK:
ELEVATIONS ARE BASED ON CITY OF RAPID CITY BENCH MARK
SYSTEM (NAD 83)

NOTES

SOUTH DAKOTA ONE CALL NOTIFICATION CENTER
11800 GREENWALL AVENUE
DALLAS, TX 75243
1-800-361-7474

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. It is always possible that an underground utility was not located during the One Call process for design only, as a result, not shown on this topographic map. The contractor shall confirm the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be experienced by the contractor's failure to exactly locate and preserve any and all underground utilities.

CERTIFICATE OF SURVEY

I, Eric J. Howard, Registered Land Surveyor No. 8213 of the State of South Dakota, do hereby certify that being authorized, I did cause the within shown survey and map to be made under my direction and that the said map correctly shows the existing site conditions and permanent markers and their location.

DATE: Eric J. Howard, Registered Land Surveyor

RENNER ASSOCIATES, LLC
SURVEILLANCE • LAND SURVEYING
1414 SOUTH STREET
RAPID CITY, SD 57701
TEL: 605-342-1212
FAX: 605-342-1213
WWW.RENNERASSOCIATES.COM

PRELIMINARY

Sheet: 1/1007	
Designed By: ERN	Drawn By: ERN
Design Date: 06/12/2016	Plot Date: 06/12/2016
Surveyed By: RLK	Survey Date: 5/20/16
Remarks:	

RAMADA
1802 NORTH LACROSSE STREET,
LOT 4-A OF MARSHALL HEIGHTS TRACT SUBDIVISION,
SECTION 30, T2N, R1E, B1M,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

<p>Project For:</p> <p>SDA ARCH P.O. BOX 8000 RAPID CITY, SD 57709</p>	<p>Internal Job No:</p> <p>2105.22</p>
<p>Sheet Title:</p> <p>DETAILED TOPOGRAPHIC MAP</p>	

SHEET 1

1. SHEET SIZE FOR PROPOSED SCALE IS 18" X 24"
CONTRACTOR SHALL NOT SCALE DIMENSIONS BUT
VERIFY ALL DIMENSIONS FROM THE ARCHITECT
2. ALL DIMENSIONS EXTENDING TO THE UNDERSIDE OF
DECK SHALL BE NOTED WITH HALL HEIGHT NOTED TO
RAIL AND FAS
3. USE ENLARGED AREA PLANS FOR WALL TYPE
4. TRIMMED PARTITION NOT EXTENDING TO DECK ABOVE
5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
7. SYSTEMS FURNISHINGS AND CHIMNEY PROVIDED
8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
9. CLARITY: SEE FRAID PLAN PLANS
10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
11. BURNING GROUND SHOWN AT A 45 DEGREE ANGLE FOR
12. REPAIR TO SHEET GOLF FOR LEGISLATION
13. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
14. DIMENSIONS FROM FACE OF FIRST SIDE OF DECK
15. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
16. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
17. TYPICAL UNLESS OTHERWISE NOTED
18. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
19. MOUNTED TYPE
20. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
21. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
22. EXTENDED STRUCTURAL TRAIL, SEE SHEET AS TO REPAIR
23. FURNISH AND WOOD TRAIL, SEE SHEET AS TO REPAIR
24. COLUMN DETAILS
25. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
26. NOT IN CONTRACT
27. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
28. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED

REFERENCES

- 95-11 STRUCTURAL COLUMN - PAINT, TRIM AND WALL COVERING, SEE DETAIL 3A1.53
- 95-12 STRUCTURAL COLUMN - PAINT, TRIM AND WALL COVERING, SEE DETAIL 3A1.53
- 95-13 STRUCTURAL COLUMN - SEE ELEVATION AND DETAIL FOR FINISHES, SEE DETAIL 3A1.52
- 95-62 MAGNETIC HOLD OPEN, SEE DOOR HARDWARE SCHEDULE
- 95-63 3/4" X 1/2" INSULATED ACoustic PANEL
- 95-21 FOLDING PANEL, PASTOR
- 95-21 COUNTER WINDOW
- 95-44 5 LB. FIRE EXTINGUISHER IN CABINET - SEE GENERAL SHEETS FOR DETAILING
- 11-01 ICE MACHINE BY OWNER (REF. SCHEDULE 1)
- 95-21 FURNISHINGS BY OWNER FOR REFERENCE ONLY - N.L.C.
- 25-25 ELECTRICAL PANELBOARD (REF.)

MANUSCRIPT

- ☐ New construction
- ☐ Existing in Town
- ☐ Weather-Resist system only, see RCT 2
- ☐ CONCRETE
- ☐ CONCRETE

2035 RAMADA INN |
RAPID CITY, SD
RAMADA INN
1902 N LACROSSE STREET

FLOOR PLAN - LEVEL 1

A1.00

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① FLOOR PLAN - LEVEL 1 AREA A
1/8" = 1'-0"

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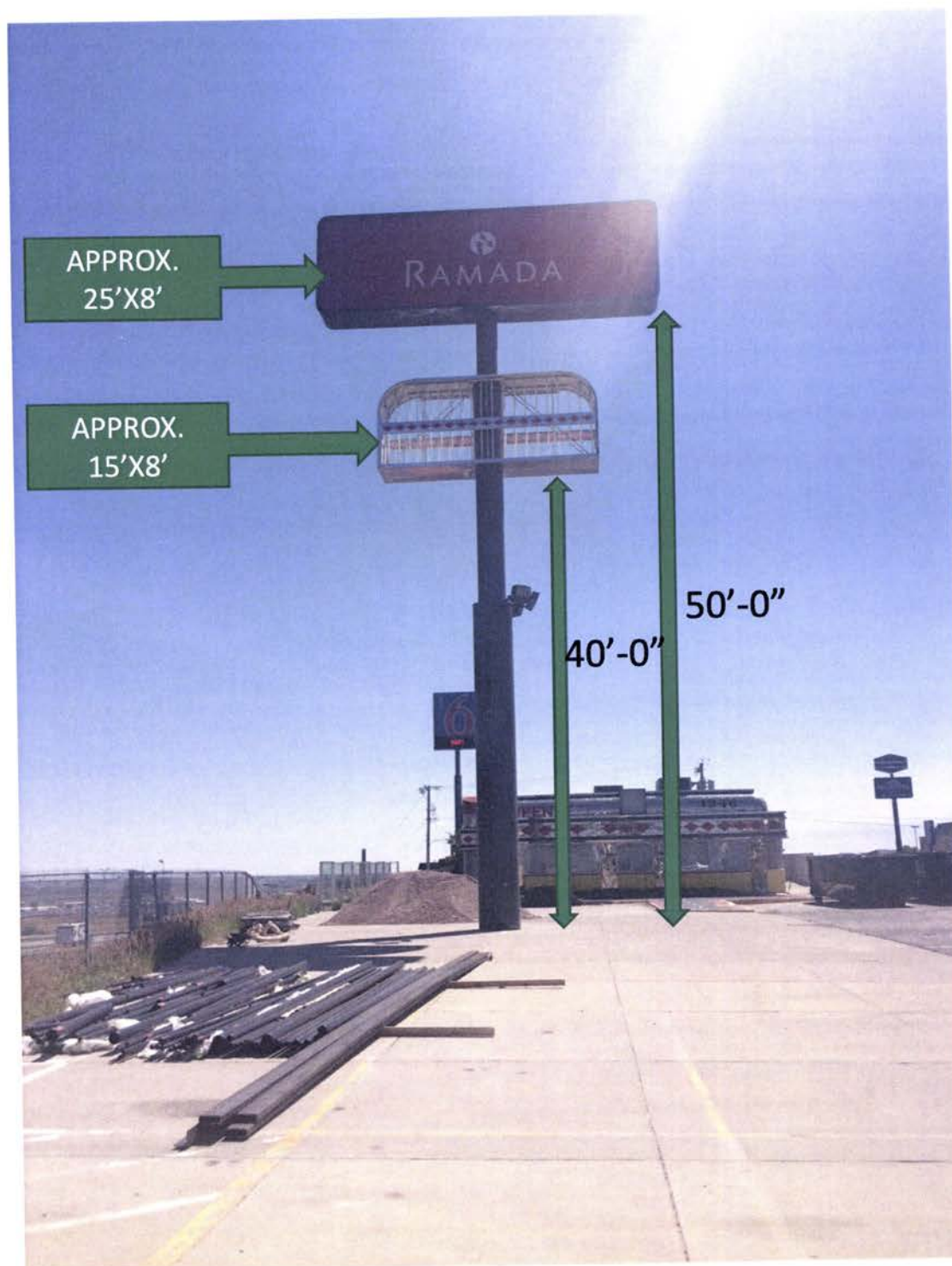
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07.08.2016

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PYLON SIGN 1 - I90 INTERSTATE



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PYLON SIGN 2 - EXIT 59



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PYLON SIGN 3 - LACROSSE ST.



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MONUMENT SIGNS (2) AT ENTRY

APPROX. 5'X3'
2' HIGH BASE



APPROX. 5'X3'
2' HIGH BASE



BILLBOARD SIGN - N. LACROSSE ST

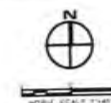
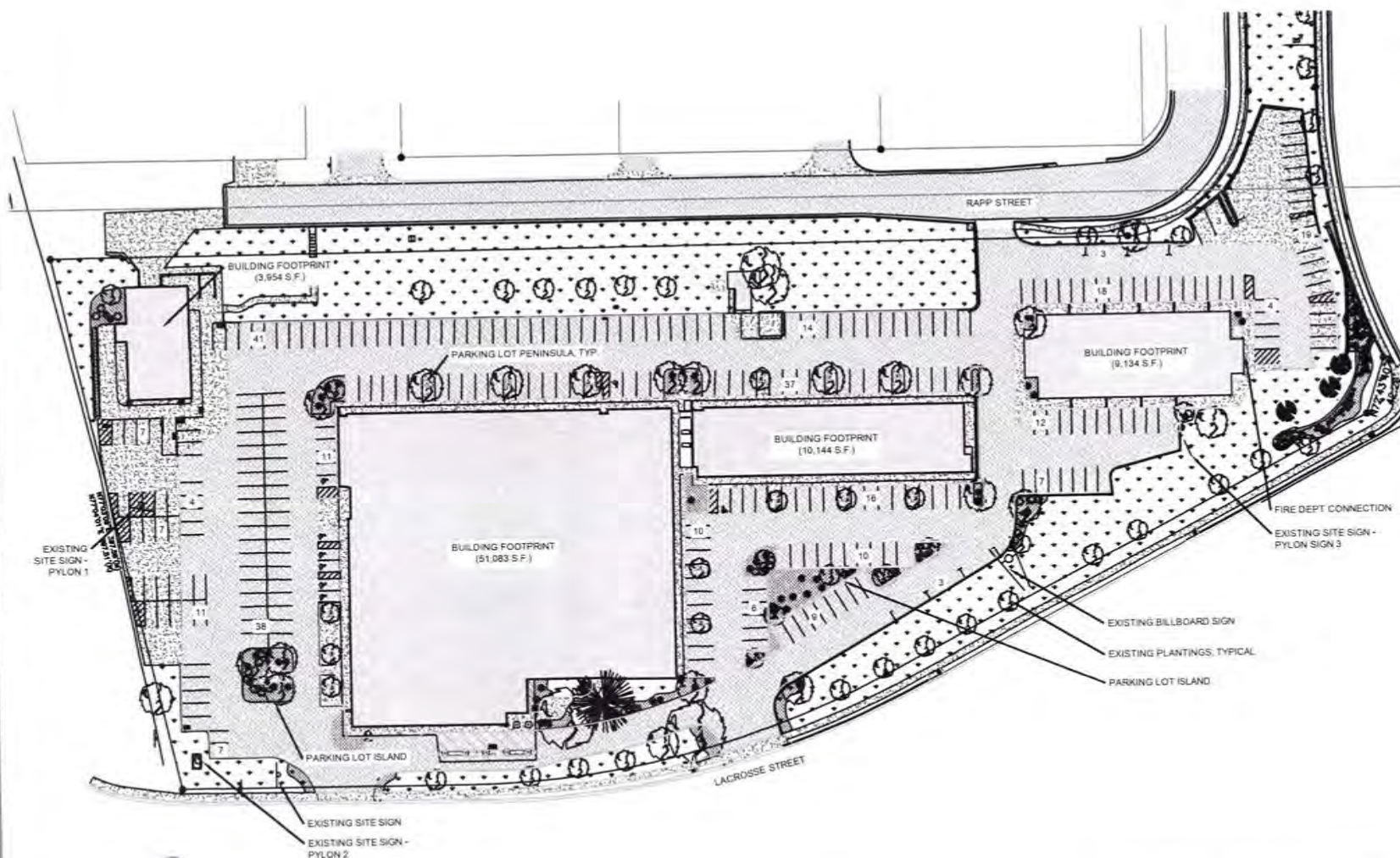


SIGN TO REMAIN
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ADVERTISING

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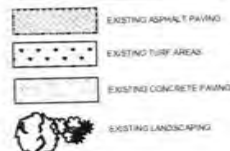
LANDSCAPING REQUIREMENTS

LANDSCAPE COMPONENT REQUIREMENTS

LIMITS OF DEVELOPMENT: 302,100 s.f.
BUILDING FOOTPRINT: 74,315 s.f.
TOTAL REQUIRED POINTS: 227,785

LARGE TREES: 75 @ 2,000 pts each = 150,000
SHRUBS: 213 @ 250 pts each = 53,250
GROUNDCOVER: 418 @ 100 pts each = 41,800
TURF: 3,981 @ 10 pts each = 39,810
TOTAL EXISTING POINTS = 383,860

LEGEND



OFF STREET PARKING REQUIREMENTS

OFF STREET PARKING REQUIREMENTS

OCCUPANCIES:
HOTEL/MOTEL: 180 GUEST ROOMS = 180 SPACES
ASSEMBLY & RESTAURANT/CONFERENCE ROOM = 25 SPACES
RESTAURANT (TABLE SERVICE): 2,272 SF = 25 SPACES
OFFICE (WITHIN HOTEL): 14,185 SF = 9 SPACES
OFFICE (FORMER DINER): 1,877 SF = 2 SPACES
STORAGE (FORMER DINER): 5,931 SF = 464 SPACES

TOTAL = 280 SPACES

TOTAL EXISTING PARKING SPACES = 280 SPACES
TOTAL PARKING IN LOT 201 TO 300 = 7 REQUIRED ACCESSIBLE SPACES & PROVIDED

FINAL PD SUBMITTAL

RAMADA RENOVATION
Capitol Management
1902 N Lacrosse St, Rapid City SD

Project Number: 16-2305
DATE: July 08, 2016

Parking and Planting Plan

A1.00

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