



# Rapid City Planning Commission Planned Development Project Report

August 4, 2016

<b>Item 6</b>
<b>Applicant Request(s)</b>
Case # 16PD035, a Final Planned Development Overlay to allow a conference room and an on-sale liquor establishment in conjunction with a hotel

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Final Planned Development Overlay to allow a conference room and an on-sale liquor establishment on conjunction with a hotel be approved with the stipulations noted below.

<b>Project Summary Brief</b>
The applicant has submitted a request for a Final Planned Development Overlay to allow a conference room and an on-sale liquor establishment in conjunction with a hotel. The existing Ramada Hotel located on North La Crosse Street is in the process of remodeling its existing facilities. As a part of this remodeling, the applicant has removed the indoor swimming pool which was a feature of the existing structure and intends to construct an approximately 9,278 square foot conference center/ballroom. The proposed conference center will create an additional demand on parking which the applicant is proposing not to construct. As such, the applicant is requesting an Exception to reduce the required amount of off-street parking on the site. In addition, the property includes an existing hotel bar which has been operating prior to 1992 and, as such, is a legally non-conforming use. The applicant has requested a Conditional Use Permit to allow the existing hotel bar to remain. No additions, expansions, or alteration of the existing hotel bar are proposed as a part of this request.

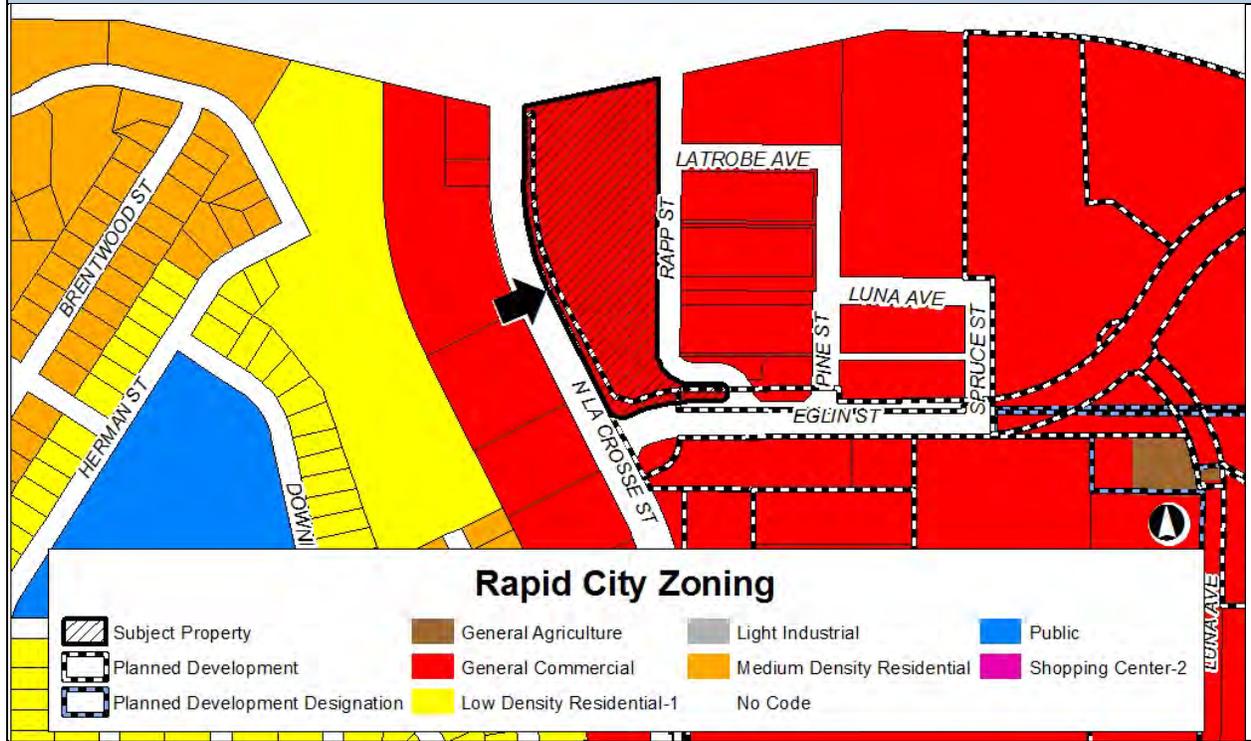
<b>Development Review Team Contacts</b>	
Applicant: Cynthia Akers, Land Company, LLC	Planner: Robert Laroco
Property Owner: Land Company, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Fourfront Design, Inc.	School District: Kumar Veluswamy
Surveyor: Fourfront Design, Inc.	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	1902 North La Crosse Street, northeast of the intersection of Eglin Street and North La Crosse Street
Neighborhood	North Rapid Neighborhood
Subdivision	Marshall Heights Tract
Land Area	6.94 acres, approximately 302,176 square feet
Existing Buildings	Three hotel structures and a vacant storage/restaurant
Topography	Generally level
Access	La Crosse Street, Rapp Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC, Regional Activity Center	Hotel and vacant restaurant
Adjacent North	GC	MUC, Regional Activity Center	Retail, services, hotel
Adjacent South	GC/PD	MUC, Regional Activity Center, Revitalization corridor	Retail, services, hotel
Adjacent East	GC	MUC, Regional Activity Center	Hotels
Adjacent West	GC	MUC, Regional Activity Center	Retail, services, hotel

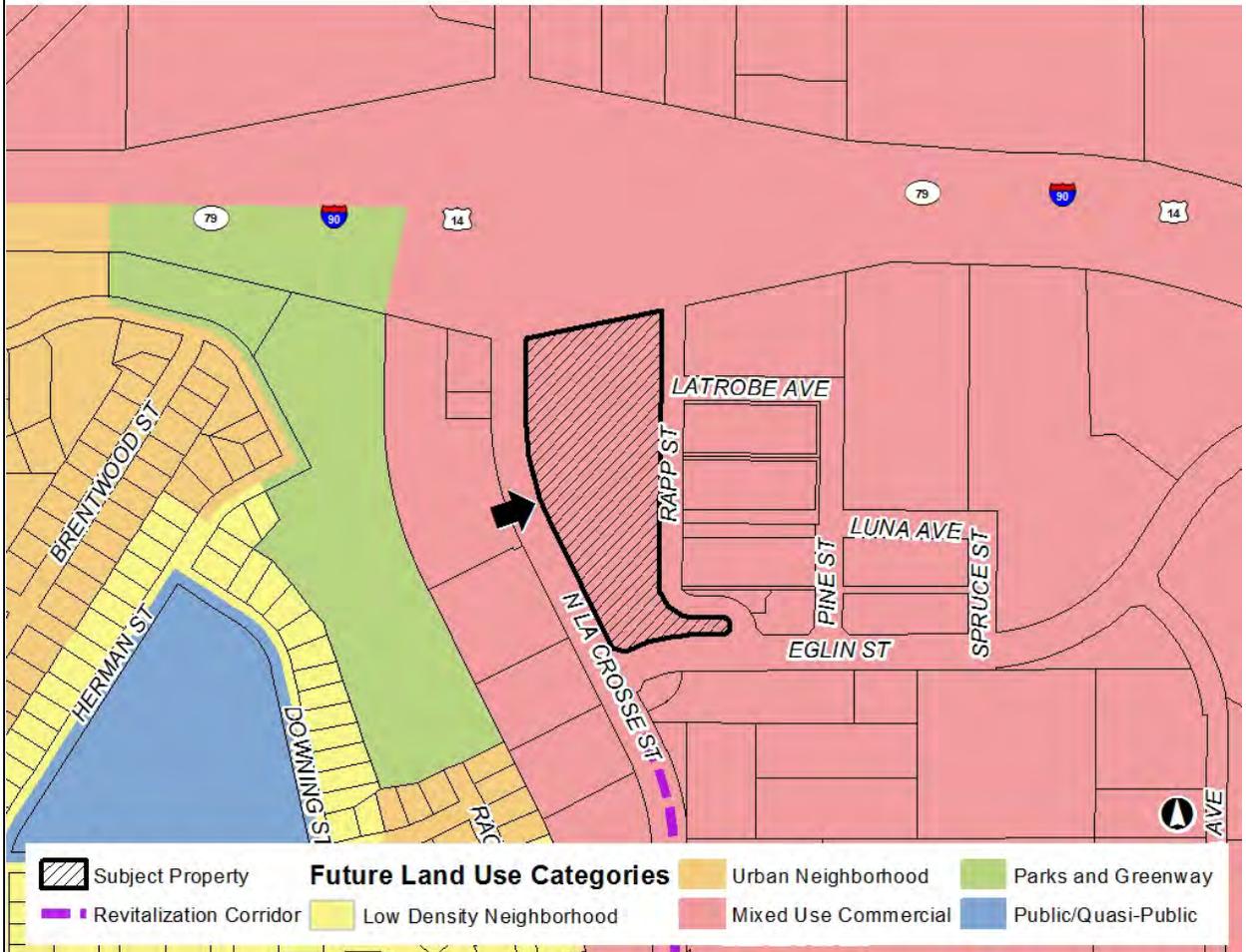
### Zoning Map



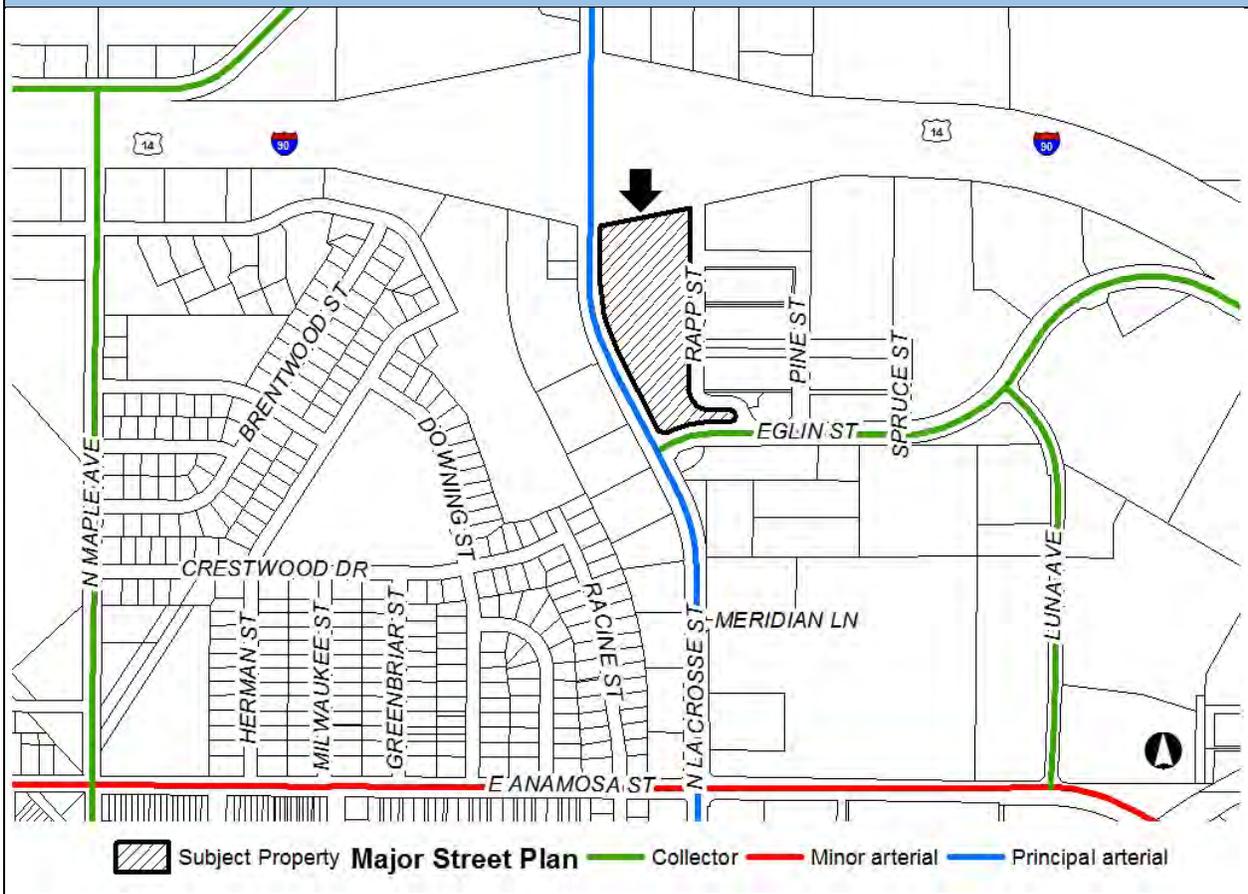
### Existing Land Uses



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	6.94 acres, approximately 302,176 sq ft	
Lot Frontage	No minimum required	Approximately 2,776 ft.	
Maximum Building Heights	4 stories, 45 ft.	2 stories, less than 45 ft.	
Maximum Density	75%	Approximately 24.6%	
Minimum Building Setback:			
• Front	25 ft to North La Crosse St.	Approximately 55 ft.	
• Rear	N/A	N/A	
• Side	0 ft	N/A	
• Street Side	25 ft to Interstate 90, Rapp Street, and Eglin Street	42 ft to Interstate 90, 65 ft to Rapp Street, 135 ft to Eglin Street	
Minimum Landscape Requirements:			
• # of landscape points	227,868 points required	303,060 points provided	
• # of landscape islands	3	11	
Minimum Parking Requirements:			
• # of parking spaces	464 spaces required	298 spaces proposed (36% reduction)	
• # of ADA spaces	9 ADA, 2 van accessible	7 ADA, 4 van accessible	
Signage	Per RCMC	Existing signage to remain without alteration	
Fencing	Per RCMC	None proposed.	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Planned Development:	
	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	The property is fully developed with a hotel comprised of three buildings as well as a former restaurant which is currently not in use. The applicant should be aware that future use of the restaurant other than storage and office will require additional parking on the site or a Major Amendment to reduce the parking further. There are no conditions on the property due to its size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The applicant is proposing the addition of 9,278 square feet of conference room/ball room to be located in place of the former indoor swimming pool. However, the applicant is not proposing any additional parking on the site to accommodate the anticipated increase in patrons on the site. In addition, the property currently has a legally non-conforming on-sale liquor establishment use on the property in the form of the existing hotel bar. The applicant has submitted the requested reduction in parking and the request to allow an on-sale liquor establishment through this request for a Final Planned Development. The application of these regulations does not create a practical difficulty or undue hardship.
3. Exceptions to the underlying zoning district, if granted, would not cause undue	Parking regulations are intended to ensure that safe, sufficient parking is being provided on each commercial property. Submitted plans show that with the proposed conference center, a total of 464 parking spaces are required on the site. A total of 298 parking

hardship to the public good or impair the purposes and intent of these regulations;	spaces are being proposed as a part of this development, for an approximate 36 percent reduction. As a part of the submitted operations plans, the applicant has noted that the hotel operates at between 80 and 95 percent capacity during the summer months, and more specifically during the Rally and height of tourist season. However, the balance of the year, capacity runs at between 20 and 65 percent. As such, in order to mitigate the proposed reduction in parking, the applicant has proposed that the conference room facilities not be rented during times of peak capacity. This should ensure that adequate parking is always provided for the hotel, and that the conference room will be available at times when the hotel vacancy is at its highest. It appears that operation of the facility according to the submitted operations plan will ensure that the requested reduction in parking will not cause undue hardship to the public good or impair the intent of the regulations.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	The proposed redevelopment of the property will allow conversion of an existing indoor swimming pool to a conference room, as well as allow an existing legally non-conforming on-sale liquor establishment to come into compliance with the requirements of the Rapid City Municipal Code. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	As previously noted, operation of the hotel and conference center in compliance with the submitted operations plan, which limits availability of the conference room during peak capacity seasons, would ensure that the requested reduction in parking is reasonably mitigated. There are no additions or expansions proposed as a part of this request and the density of on-sale liquor establishments in the neighborhood is not increasing. Potential adverse impacts of the proposed reduction in parking are being mitigated to the greatest extent possible.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified.	The requested Exception to reduce the required amount of parking on the site from 464 to 298 spaces is a 36 percent reduction in parking. However, the operations plan submitted by the applicant does demonstrate that if use of the conference center is limited to months with an increased vacancy rate, the existing parking will accommodate parking needs. The proposed redevelopment of the site will allow an adaptive reuse of a portion of the existing structure while still allowing an alternative which achieves the objectives of the Zoning Ordinance.

**Pursuant to Section 17.50.185 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for an on-sale liquor establishment:**

	<b>Findings</b>
1. The requested use will not adversely affect the use of any place used for religious worship, school, park, playground, or similar use within a 500-foot radius:	There are no places of religious worship, schools, parks, playgrounds or similar uses located within 500 feet of the subject property.
2. The requested use is sufficiently buffered with regard to residential areas so as not to adversely affect the	Property located approximately 400 feet to the west is zoned Low Density Residential District but is currently developed with a regional drainage facility. It does not appear that any residential uses are located within 500 feet of the property. The nearest residential uses are approximately 700 feet west of the property and

areas:	are substantially lower in elevation from the subject property and accessed from the south and west. The requested use is sufficiently buffered from residential areas.
3. The proposed use will not create an undue concentration of similar uses, so as to cause blight, deterioration, or substantially diminish or impair property values:	There are a number of other on-sale liquor establishments located within 500 feet of the subject property, including a number of hotels and restaurants. However, the on-sale liquor use is a part of the existing hotel bar and has been functioning on this site as a legally non-conforming use since prior to 1992. No addition or expansion of the existing use is being proposed as a part of this request. In addition, the proposed use is accessory to the existing hotel and is for patrons of the hotel only. The General Commercial District has previously been determined as the appropriate zoning district for an on-sale liquor use, especially one that operates as an accessory to another, primary use. The proposed on-sale liquor establishment does not create an undue concentration of similar uses and does not cause blight, deterioration, or diminished property values.
4. The proposed use complies with the standards of Chapters 5.12 and 17.54.030 of the Rapid City Municipal Code:	The requested Final Planned Development complies with the standards of Chapter 5.12.140 and Chapter 17.54.030 of the Rapid City Municipal Code.

**Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial**

**In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
 <b>A Balanced Pattern of Growth</b>	
BPG-1.2B	<u>Priority Activity Centers for Reinvestment:</u> The property is in proximity to the Rushmore Crossing and Rushmore Mall Regional Activity Centers. Reinvestment in aging activity centers should be encouraged. The redevelopment of a portion of this site will contribute to the ongoing reinvestment into the area.
 <b>A Vibrant, Livable Community</b>	
N/A	N/A
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
N/A	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
N/A	N/A
 <b>Economic Stability and Growth</b>	
N/A	N/A
 <b>Outstanding Recreational and Cultural Opportunities</b>	
N/A	N/A



## Responsive, Accessible, and Effective Governance

GOV-2.1A	<u>Public Input Opportunities:</u> The Final Planned Development requires notification of surrounding property owners within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Planned Development
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### Comprehensive Plan Conformance – Growth and Reinvestment Chapter

<b>Future Land Use Plan Designation(s):</b>	Mixed Use Commercial, Regional Activity Center
<b>Design Standards:</b>	
GDP-MU9	<u>Adaptive Reuse:</u> Increased flexibility in standards such as parking and landscaping should be supported in projects which revitalize the neighborhood and promote a partial redevelopment of existing structures when full-scale redevelopment is not feasible.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

<b>Neighborhood:</b>	North Rapid Neighborhood
<b>Neighborhood Goal/Policy:</b>	
NR-NA1.1A	<u>Reinvestment Areas:</u> La Crosse Street is an identified area for the emphasis of reinvestment and redevelopment. The proposed remodel of the existing Ramada put reinvestment dollars and resources in an area specifically identified for reinvestment.

### The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:

•	The applicant is proposing to convert an existing swimming pool into a conference center for the existing Ramada on La Crosse Street. As a part of this request, the applicant is requesting a reduction in parking from 464 spaces to 298 spaces. The submitted operations plan shows that the hotel generally runs at 65 percent capacity or less, with the exception of times during the Rally or during peak tourism season. Based on these established capacity numbers, the conference room will not be rented out during times of peak capacity. It appears that that requested reduction in parking will not have an adverse impact on the neighborhood.
•	The applicant is also requesting a Conditional Use Permit to allow a on-sale liquor establishment as an accessory to the hotel for the existing hotel bar located on the property. The hotel bar has been operating on the site since the initial construction of the Ramada and is currently legally non-conforming. The request Conditional Use Permit will allow the existing use to come into compliance with the requirements of the Rapid City Municipal Code. No additions or expansions of the existing on-sale liquor establishment are proposed as a part of this request.
•	The proposed redevelopment of a portion of this site complies with the objectives of the Comprehensive Plan and the requirements of the Zoning Ordinance with the exception of parking.

### Staff recommends that the requested Final Planned Development be approved with the following stipulations:

1.	The requested Exception to reduce the required amount of off-street parking from 464 spaces to 298 parking spaces is hereby granted. All parking shall comply with the requirements of the Rapid City Municipal Code;
2.	This Final Planned Development is approved for the existing property owner and operator only, currently listed as “Land Company, LLC”. Operation of the hotel and conference room shall comply with the submitted operations plan. Changes to the operations plan or the operator of the site shall require a Major Amendment to the

	Planned Development;
3.	This Final Planned Development shall allow a conference room to be constructed on the property and to allow the existing on-sale liquor establishment to remain on the site. All requirements of the General Commercial District shall be maintained unless specifically stipulated as a part of this Final Planned Development or a future Major Amendment to the Planned Development. All uses permitted in the General Commercial District which do not result in an increase in the required amount of parking on the site shall be permitted, contingent upon an approved building permit. All uses which increase the required amount of parking on the site and all conditional uses shall require a Major Amendment to the Planned Development.



## Rapid City Community Planning & Development Services

### Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
<b>Case #16PD035</b>	A Final Planned Development to allow construction of a conference room and to allow an on-sale liquor establishment in conjunction with a hotel
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	An air quality permit shall be obtained prior to disturbance of earth greater than one acre;
3.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All requirements of the International Fire Code shall be met;
6.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
7.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
8.	Handicap accessibility shall be maintained as necessary;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance; and,
10.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.