Case No. 17PD021

Legal Description:

Lot 4 of Tract C of Rushmore Center, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD  57701

RE: Initial/Final Planned Development – Staybridge Suites – Luna Avenue, Rapid City, South Dakota

Dear Review Engineers:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial/Final Planned Development for the proposed Staybridge Suites on Luna Avenue in Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Plans
4. Building Elevations
5. Building Floor Plan
6. Turning Movements Exhibit
7. Drainage Design Report

Project Background:
The proposed Staybridge Suites will be a great new addition to the City of Rapid City and will be located just south of Rushmore Crossings, on Luna Avenue. The proposed hotel will have 102 rooms to serve and promote the yearlong tourism industry. The Staybridge Suites is a trusted brand that complements the community and beautiful Black Hills.

Building Use and Zoning:
See attached floorplan. The proposed building will have a first floor area of 18,770 SF.

The property is zoned General Commercial and designated as a Planned Development.

Parking Requirements:
See attached site layout. Per Rapid City zoning code, a total of 102 parking spaces are required. The proposed site plan provides a total of 125 spaces and 6 accessible spaces, exceeding the zoning code. The applicant is requesting that the drive aisle between the canopy curb island and the parking spaces to the south be allowed at 24’ from the required 26’

Landscaping:
Landscaping has been provided in accordance with the Rapid City Zoning Code. See attached landscaping plan located within the site plan set.
Sanitary Sewer, Water, and Storm Water:
Sanitary Sewer Service and Water Service stubs were provided to the site during the construction of Luna Avenue. Service line locations from the existing stub to the building are included with the attached site plan. The site currently drains to the east down the slope into the adjacent detention pond. The current drainage patterns will be maintained in accordance with the attached drainage design report. The proposed site will sheet flow to the east side of the site where runoff will exit the parking area through curb openings. The runoff will then run down the slope to the existing detention pond. The slopes will be protected by means of the existing and proposed riprap.

Building Height:
The proposed building is four (4) stories and will be no taller than 50’ as measured according to RC Code. Current zoning allows for a maximum height of 45’ or 4 stories. The applicant has requested that the maximum height be increased to 50’ and the exception approved as part of the Initial/Final Planned Development application.

Lot Coverage:
The size of the lot is 4.34 acres or 189,050 SF. The proposed building has a first floor area of 18,770 SF, which equates to a lot coverage of approximately 1.0%. Rapid City zoning code allows for maximum lot coverage of 75%.

Signage:
The applicant currently does not wish to construct a sign on the property separate from the signage located on the building walls. However, a future sign location is indicated on the site plan. Should the desire to construct a sign arise, the applicant will then submit an amendment to the Final Planned Development.

The property has 252.45 linear feet of frontage along Luna Avenue. This results in a maximum allowable size for wall signs of 504.9 square feet. The proposed wall sign is 4.25 feet by 15.5 feet resulting in a 65.9 square foot sign. This sign will be located on all four sides of the building for a total of 263.6 square feet, well below the maximum allowable.

Lighting:
Site lighting locations have been shown on the site plan and are in accordance with RC Code.

Thank you for your assistance in this matter.

Sincerely,
KTM Design Solutions, Inc.

James Warne, PE

Enclosures