Case No. 17PD035

Legal Description:

Lot 1, Block 1, Moon Meadows #2 Subdivision, located in Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of SW1/4 NW1/4 of Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; then N89°37'50" W, a distance of 607.94' to the point of beginning; Thence, first course: S 00°16'25" W, a distance of 251.64'; Thence, second course: N 89°40'11" W, a distance of 349.49'; Thence, third course: N 07°17'07" E, a distance of 253.68'; Thence, fourth course: S 89°38'15" E, a distance of 318.53'; to the said point of beginning.
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Initial/Final Planned Development – Glo by Best Western – Moon Meadows, 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 Glo by Best Western off of Moon Meadows Drive 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. Design Report
8. Sign Detail

Project Background:
The proposed Glo by Best Western hotel will be a great new addition to the City of Rapid City and will be located just north of Moon Meadows Drive. It will provide visitors the opportunity of a place to stay right on the Black Hills door step. The proposed hotel will have 79 rooms to serve and promote the yearlong tourism industry. Best Western 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 13,243 SF.

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

Parking Requirements:
See attached site layout. Per Rapid City zoning code, one parking space is required for each room. The proposed hotel will consist of 79 rooms resulting in a total required number of parking spaces of 79. The proposed site plan provides a total of 80 spaces and 5 accessible spaces, exceeding the zoning code. All drive aisles bordered by parking are a minimum of 26 feet wide.

Landscaping:
Landscaping has been provided in accordance with the Rapid City Zoning Code. See attached landscaping plan located within the site plan set. The lost area is approximately 84,290 square feet. The building footprint is 13,243 square feet. This results in a required 71,047 landscaping points. The site proposes 71,058 exceeding the required minimum.
Sanitary Sewer, Water, and Storm Water:
Sanitary Sewer Service and Water Service stubs are being provided to the site by the proposed access road that is being constructed under a separate project. The two projects are planned by be under construction simultaneously. Service line locations from the proposed stubs to the building are included with the attached site plan. The site currently drains to the east where it will be collected in a drainage swale that is being constructed as part of the roadway. The swale will carry the stormwater to the detention pond that has been approved by the City and is currently under construction. The current drainage patterns will be maintained in accordance with the attached drainage design report.

Building Height:
The proposed building is four (4) stories and will be no taller than 56’ as measured according to RC Code. Current zoning allows for a maximum height of 45’ or 4 stories. The portion of the building that will exceed the height requirement is an architectural feature that makes up a relatively small portion of the roof. The applicant has requested that the maximum height be increased to 56’ and the exception be approved as part of the Initial/Final Planned Development application.

Lot Coverage:
The size of the lot is 1.94 acres or 84,290 SF. The proposed building has a first floor area of 13,243 SF, which equates to a lot coverage of approximately 15.7%. Rapid City zoning code allows for maximum lot coverage of 75%.

Signage:
The applicant is proposing to install both a ground sign and wall signs. The property has 254.05 linear feet of frontage along Mount Rushmore Road. This results in a maximum allowable size for wall signs of 508.1 square feet and a maximum allowable size of ground signs of 508.1 square feet. Below is a summary of the proposed signage for the site.

Wall Sign West Elevation – 6.5’ x 11’ = 71.5 ft²
Wall Sign South Elevation – 6.33’ x 11.5’ = 72.8 ft²
Wall Sign East Elevation – 4’ x 6.75’ = 27.0 ft²

The proposed wall signs result in a total area of 172 square feet and the ground sign total of 160 square feet well below the maximum allowed

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
CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

90% PRELIMINARY FOR REVIEW ONLY

KTM SOLUTIONS, INC.
539 Kenton St, Rapid City, SD 57701
866-786-9345 engineering@ktmsolutionsinc.com

MOON MEADOWS

MOON MEADOWS
105 HIGHWAY 16
Rapid City, SD 57702

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