



Rapid City Planning Commission

Planned Development Project Report

September 21, 2017

Item #9
Applicant Request(s)
Case # 17PD035, an Initial and Final Planned Development Overlay to construct a hotel
Companion Case(s) #: 17PL066-Preliminary Subdivision Plan for Moon Meadows #2 Subdivision

Development Review Team Recommendation(s)
The Development Review Team recommends that the Initial and Final Planned Development Overlay to construct a hotel be approved with the stipulations noted below.

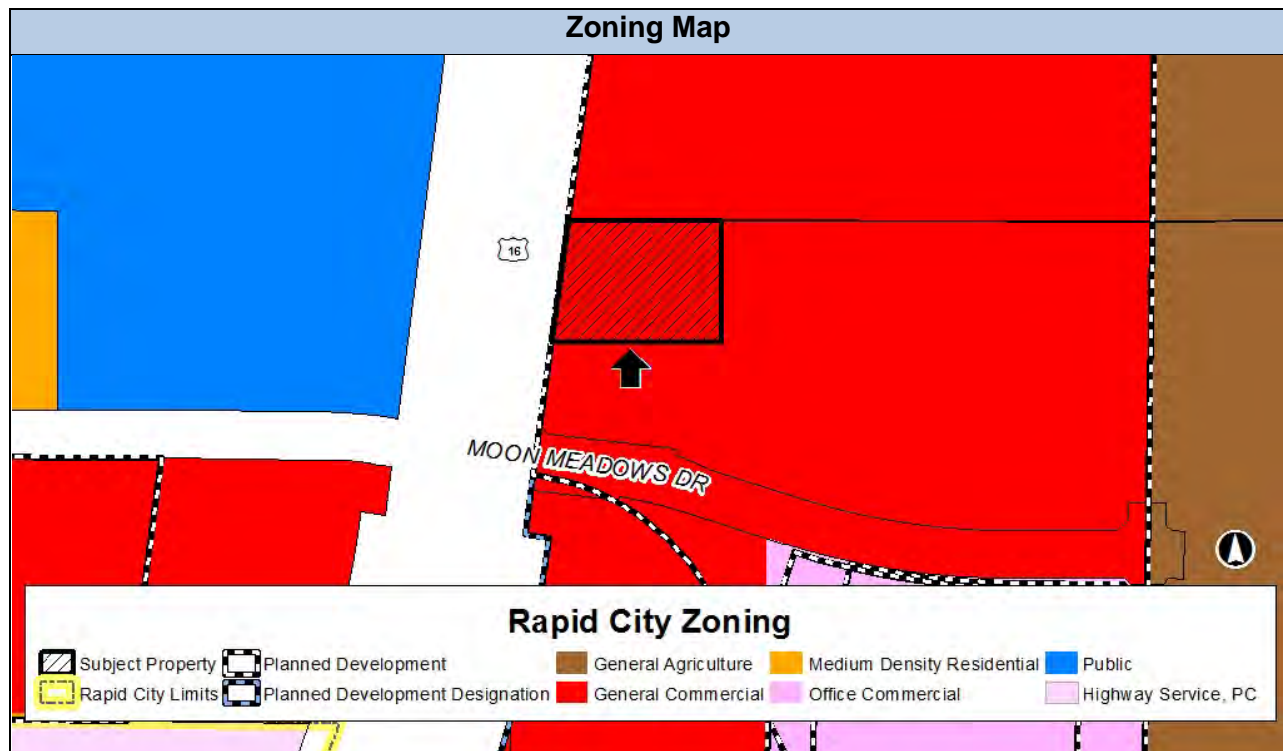
Project Summary Brief
The applicant has submitted a request for an Initial and Final Planned Development to allow construction of a hotel on approximately 1.93 acres of property zoned General Commercial District with a Planned Development Designation. The proposed hotel will be a “Glo” Best Western hotel comprised of 79 guest rooms. An Exception has been requested to allow a maximum height of 56 feet in lieu of 45 feet for an architectural feature located on a portion of the roof.

The property is located approximately 360 feet north of Moon Meadows Drive, directly east of Mount Rushmore Road. Currently, the property is void of any structural development.

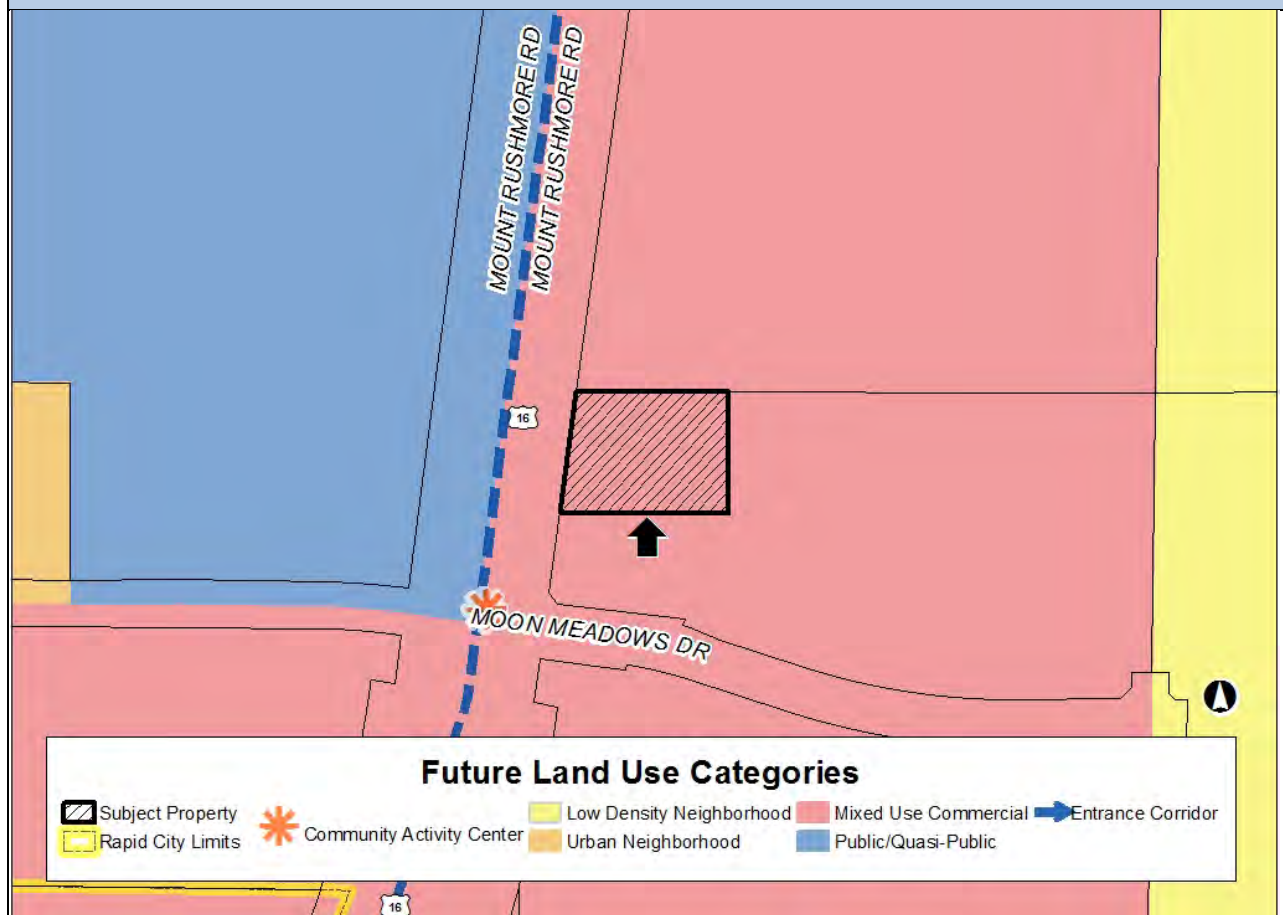
Development Review Team Contacts	
Applicant: KBR, LLC	Planner: Vicki L. Fisher
Property Owner: Hagg Brothers, LLC	Engineer: Nicole Lecy
Architect: M*A Design, Inc.	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Janet Kaiser
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Northeast of the intersection of Moon Meadows Drive and Mount Rushmore Road
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Proposed Moon Meadows #2 Subdivision
Land Area	1.93 acres, approximately 84,070.8 sq ft
Existing Buildings	No structural development
Topography	Level
Access	Proposed Access Easement extending north from Moon Meadows Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/Montana-Dakota Utilities
Floodplain	None identified
Other	

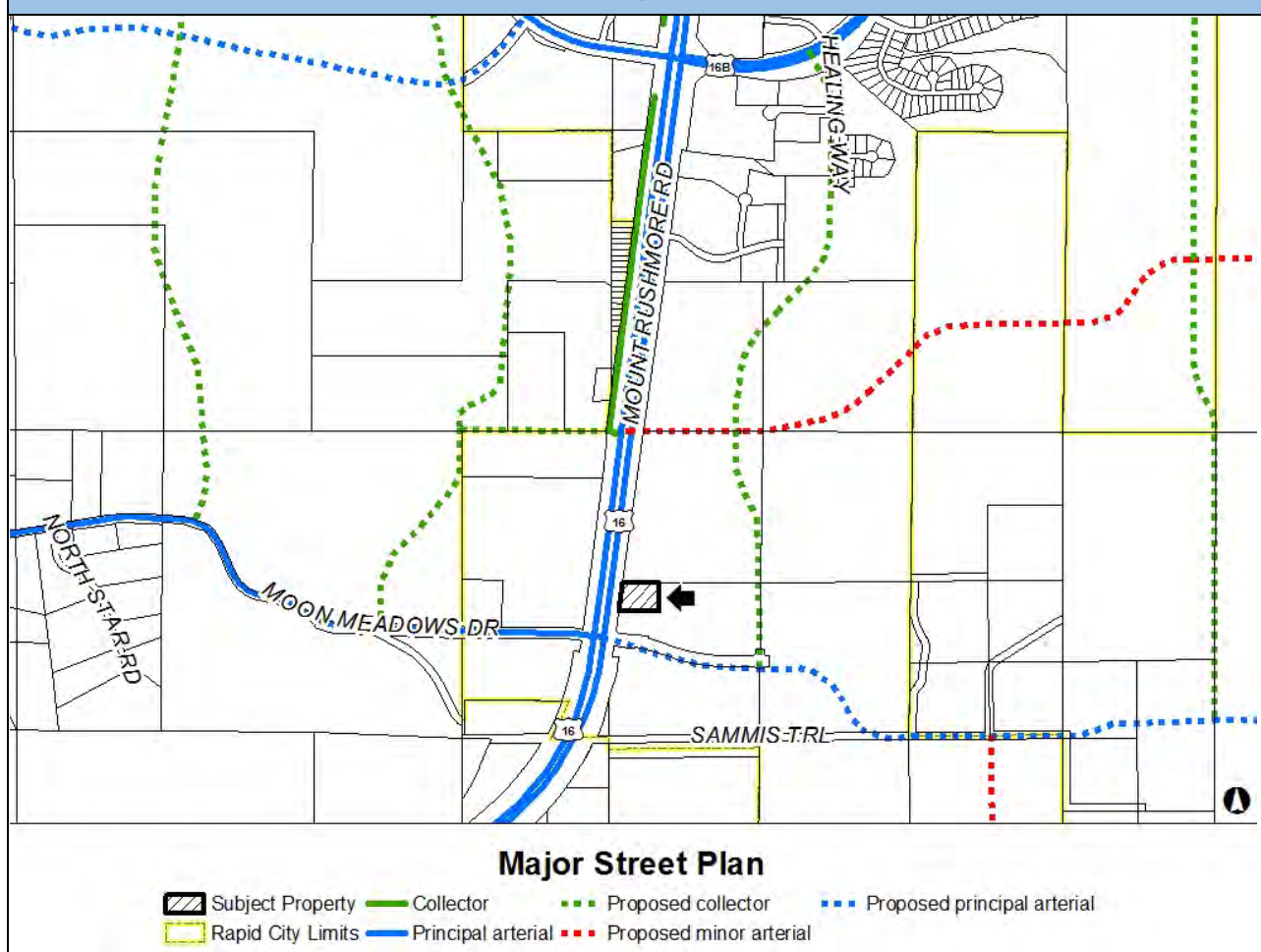
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped
Adjacent North	GC	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped
Adjacent South	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped
Adjacent East	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	Undeveloped
Adjacent West	Public	MUC, Community Activity Center, Gateway, Entrance Corridor	Mystic Ranger Station (On west side of Mount Rushmore Road)



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
17PL066	6/9/17	Preliminary Subdivision Plan	Suspended-Pending access location issues
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	1.93 acres, 84,070.8 square feet	
Lot Frontage	No minimum required	Approximately 255 ft.	
Maximum Building Heights	4 stories, 45 ft.	4 stories, 56 ft	
Maximum Density	75%	15.7%	
Minimum Building Setback:			
• Front	25 ft	173 ft	
• Rear	25 ft	48 ft	
• Side	0 ft/0 ft	45 ft / 92 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	71,047 points	71,058	
• # of landscape islands	1 minimum	1 provided	
Minimum Parking Requirements:			
• # of parking spaces	79 spaces	80 spaces	
• # of ADA spaces	4 ADA, 1 van accessible	5 ADA, 2 van accessible	
Signage	Per RCMC	3 proposed wall signs, measuring 71.5 square feet, 72.8 square feet and 27 square feet, respectively. 1 ground sign measuring 160 square feet	
Fencing	Per RCMC	5 foot rail fence around pool area and 5 foot privacy fence around dumpster location	

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 applicant is proposing to construct a 4 story, 56 foot tall hotel on the property. There are no special 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 property is located within an existing Planned Development. A hotel is an otherwise permitted use in the General Commercial District. The application of these regulations to this property does not create a practical difficulty or undue hardship. However, the Planned Development Designation for the property requires that a Final Planned Development be approved prior to issuance of a building permit.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations;	An Exception has been requested to allow a maximum height of 56 feet in lieu of 45 feet for a 4 foot wide by 10 foot high by approximately 100 foot long architectural feature to be constructed on the roof. The applicant has indicated that the architectural feature will be externally lit with blue lighting and include an internally lit "Glo" wall sign measuring approximately 6.33 feet by 11.5 feet. The height limitations are in place to minimize the impact of

	<p>the commercial development on the surrounding properties. There are residences currently located further east of this property. In addition, an apartment development has been approved to be constructed on property located south of Moon Meadows Drive. The City's Future Land Use Plan identifies additional residential development on the properties located east of this commercial node. Allowing the architectural feature as proposed with the additional height, lighting and signage will be highly visible from these properties. In addition, the property is located along Mount Rushmore Road, a Gateway and Entrance Corridor to our community. The Rapid City Comprehensive Plan notes that signage located along Gateways and Entrance Corridors should be low profile in design. The proposed signage on the architectural feature located on the roof of the hotel is not in compliance with these goals. Based on these reasons, the exception to the underlying zoning district may cause undue hardship to the public good or impair the purposes and intent of the City's regulations. As such, staff recommends that the Exception request to allow a maximum height of 56 feet in lieu of 45 feet for the architectural feature be denied.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	A hotel is a permitted use in the General Commercial District. Rapid City Municipal Code requires that a Final Planned Development be approved for the property prior to issuance of a building permit for the site. A literal interpretation does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	Other than the height of the structure as noted above, the balance of the project's design is in compliance with the underlying zoning district's land area requirements. A security fence is being provided around the pool area and a privacy fence is being provided around the dumpster area. Landscaping and parking requirements are being met.
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 height limitations are in place to minimize the impact of the commercial development on the surrounding properties. Granting the exception to allow a maximum height of 56 feet in lieu of 45 feet for a 4 foot wide by 10 foot high by approximately 100 foot long architectural feature to be constructed on the roof does not meet the objectives of the existing standard.

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:

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
	<p><u>Promoting a Balanced Mix of Land Uses:</u> The property is located within a commercial node. The City's Future Land Use Plan identifies future residential developments north, south and east of this commercial node. The construction of a hotel within this mixed use area meets the goals of this core value as long as the structure is designed to minimize the impact of the commercial development on the surrounding properties.</p>

 A Vibrant, Livable Community	
LC-1.3A	<u>Gateway and Entrance Corridor Standards:</u> The proposed Final Planned Development will contribute to the establishment of design and appearance standards for the properties in this gateway and entrance corridor. As such, the allowed height of the building will establish a precedent for future development of the area.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
EC-2.1D	<u>Service Commercial:</u> The proposed Glo Best Western Hotel is located in proximity to the Black Hills Corps national headquarters building currently under construction at the southwest intersection of U.S. Highway 16 and Catron Boulevard. The proposed hotel expands the commercial offerings available for a major regional employer of the area.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities:</u> The Major Amendment to the 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

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial, Entrance Corridor, Gateway
Design Standards:	
GDP-MU1	<u>Relationship of Uses:</u> The proposed Initial and Final Planned Development promotes the concentration of activity-generating uses at a key intersection in the City.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1B	<u>Mixed-Use Development:</u> The proposed Initial and Final Planned Development encourages development of this emerging Community Activity Center with a mix of activity-generating uses at the intersection of two principal arterial streets located at a Gateway and Entrance Corridor to the City.

The Development Review Team Recommends that the request for a Initial and Final Planned Development be approved for the following reasons:	
<ul style="list-style-type: none"> • 	The applicant is proposing a 79 room hotel to be located on 1.39 acres of land zoned General Commercial District. Pursuant to the requirements set forth by the Rapid City Municipal Code, a Final Planned Development must be approved prior to issuance of a building permit. A hotel is an otherwise permitted use in the General Commercial

	District.
•	The property is located within a mixed use area. In particular, the location of the proposed hotel is within a commercial node. The City's Future Land Use Plan identifies future residential developments north, south and east of this commercial node. The construction of a hotel within this mixed use area meets the goals of this core value as long as the structure is designed to minimize the impact of the commercial development on the surrounding properties.
•	The proposed Initial and Final Planned Development encourages development of this emerging Community Activity Center with a mix of activity-generating uses at the intersection of two principal arterial streets located at a Gateway and Entrance Corridor to the City.

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

1.	The Exception request to allow a maximum height of 56 feet in lieu of 45 feet is hereby denied;
2.	Prior to issuance of a building permit, all redlined comments shall be addressed;
3.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this request. The addition of LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign; and,
4.	This Final Planned Development shall allow for the construction of a hotel on the property. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of the Initial and Final Planned Development or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses in the General Commercial District 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.*

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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.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the International Fire Code shall be met;
5.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
6.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
7.	ADA accessibility shall be maintained as necessary;
8.	All parking shall be installed and maintained in compliance with the requirements of the Rapid City Parking Ordinance;
9.	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.