Case No. 17PD036

Legal Description:

Tract A of Rushmore Center, located in Section 39, 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 – Tru/HIS Dual Brand Hotel – Rushmore Center, 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 Tru/HIS Dual Brand Hotel off of Eglin Street 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 Reports
8. Sign Detail

Project Background:
The proposed dual brand hotel by Hilton will be a great new addition to the City of Rapid City and will be located on Eglin Street between North Lacross Street and Luna Avenue. The proposed hotel will have 218 rooms to serve and promote the yearlong tourism industry. Hilton is a trusted brand that complements the community and beautiful Black Hills. The applicant is also planning to have a table service restaurant located on the site as well. The restaurant will be developed as a second phase to the planned development.

Building Use and Zoning:
The hotel building will consist of a total between the two brands of 218 rooms. The proposed hotel building will have a first floor area of 33,671 SF. The size of the restaurant building has yet to be determined.

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 218 rooms resulting in a total required number of parking spaces of 218. The future restaurant requires 11.0 spaces per 1,000 square feet gross floor area. Currently the restaurant pad is sized at 7,500 square feet. The applicant has yet to identify which restaurant would be the best fit for this location. Therefore the actual building size may be smaller than the 7,500 currently identified. Based on the 7,500 square foot restaurant the second phase would require 83 parking spaces. For a total require parking of 301 spaces. The current site is proposing 285 parking spaces. The applicant is requesting a 30% reduction of the required parking for the restaurant use be approved as part of this application. They feel this is justified by the nature of the Black Hills tourism, as the majority of the tourists to the area are out enjoying the area attraction during the peak hours of the restaurant use. The other main reason they feel such a reduction is justified is the large number of hotel rooms within walking distance. Please see attached a letter from the applicant. All drive aisles bordered by parking are a minimum of 26 feet wide.
Landscaping:
See attached landscaping letter.

Sanitary Sewer, Water, and Storm Water:
A Water Service stubs has been provided to the site during the construction of Eglin Street. The Sanitary sewer will need to be tied into the existing system located within Eglin Street. The site currently drains to the east where it will be collected in a drainage swales that direct the stormwater runoff to the storm drain systems located in Eglin Street and Luna Ave. 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 47' 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 the front parapet makes up a relatively small portion of the roof. The applicant has requested that the maximum height be increased to 47' 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 20.4%. 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 220 linear feet of frontage along Eglin Street. This results in a maximum allowable size for wall signs of 440 square feet and a maximum allowable size of ground signs of 440 square feet. Below is a summary of the proposed signage for the site.

Wall Sign East Elevation – 8.0’ x 9.5’ = 76.0 ft²
Wall Sign North Elevation – 8.0’ x 9.5’ = 76.0 ft²
Wall Sign East Elevation – 18.75’ x 2.0’ = 37.5 ft²
Wall Sign SW Elevation – 14.5’ x 5.5’ = 79.75 ft²
Wall Sign East Elevation – 12.5’ x 4.5’ = 56.25 ft²

The proposed wall signs result in a total area of 325.5 square feet and the ground sign total of 365.7 square feet as shown on the attached detail 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
June 29, 2017

City of Rapid City
Planning and Zoning Department

To Whom it May Concern,

Chrisbro Hospitality has been operating hotels in the Rapid City market since 2000 and has made observations of this very seasonal market. Occupancy of the Rapid City hotels is driven by tourism that fills the area hotels from Memorial Day to Labor Day. It is considered a rubber tire market where most of the tourists/occupants of hotels travel by auto. Upon arrival to the Black Hills they are touring from morning to sunset. Drive by the Rapid City hotels in the mid afternoon and early evenings and you will not see the hotel parking lots full.

Our business is seasonal by nature and our hotels will run 65% occupancy during the off season. That means less guests and employees needing to park at the proposed facility.

The pad in question may be used for a restaurant operation. There are 2 hotels being proposed across the street that will amount to 200 plus rooms inclusive of our 200 rooms would equate to many guests walking across the street to eat.

Shared parking is reasonable based on the following facts:

1. Our business is seasonal (Memorial Day- Labor Day) and based on our experience in tracing movement, guests are usually out till after dusk touring our beautiful Black Hills.
2. Tourist during the peak period will be off property until dusk touring the Black Hills such as the Mount Rushmore lighting ceremony.
3. The proposed restaurant pad is within walking distance of over 400 rooms.

Please feel free to let me know if you need any additional information to consider this request in a favorable light.

Thank you,

Craig Christianson
CEO
Chrisbro Hospitality
LANDSCAPE DESCRIPTION

SUBMITTAL DATE: June 30, 2017

TRU / HAMPTON DUEL BRAND HOTEL

The design intent is a modern landscape to compliment the building’s architecture. This parcel will be developed in two-phases. The total site square-footage is 240,980; phase 1 is a majority of the square-footage at 199,980. Phase two is 41,038. While the entire parcel will be graded as part of phase 1, only phase 1 planting is submitted now (see phasing on planting concept).

The landscape design proposes 175,435 points, the first phase of this development requires 166,306 points. Because of the facility’s location, soil type, and exposure, a mix of hardy woody plants and ornamental grasses are proposed. The Rapid City Landscape Ordinance indicates that 1 planting island is required for every 50 stalls with a minimum of 100 square feet. The Landscape Ordinance also required trees be planted in the islands. The design requests a variance for tree planting in the parking islands. The proposed design removes trees typically planted in the parking islands and utilizes low-growing woody shrubs and ornamental grasses; trees have also been removed from the island location because of the low success rate in this region; design is better served by placing the larger plant material in larger bed areas adjacent to the structure. By relocating the trees to this area, they are given a larger “planting area” resulting in a greater success rate, the trees also better preform the screening function when placed on the edge.

The main use for the parcel is lodging. Outdoor amenities and patios are critical to the hotel’s uniqueness and appeal. This hotel proposes two large patios, one adjacent to the Hampton Inns entrance and one outside of the pool room. Both patios will contain shade structures, firepits, lounge-style seating and tables and chairs. The patio located at the Hampton Inns entry will have a 3 to 4’ garden wall to aid in user privacy and work to block wind. The southern patio will have an ornamental fence surrounding it and be accessible to the pool room.

The plant material chosen is a blend of woody plants, ornamental grasses, and perennials. The plant material will provide year-round appeal through blooms, stem color, and/or form. Native grass establishment is planned for the open meadow areas surrounding the parking lot. An irrigation system will be designed to water the plant material even though the plant material will be low water usage. The system will utilize an automatic clock and work with rain sensing equipment. Native meadow areas will not be irrigated.

RECEIVED
JUN 30 2017

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