

Case No. 17PD058

**Legal Description:**

Lot 4 of Tract C of Rushmore Center Subdivision, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota



KTM DESIGN SOLUTIONS, INC.  
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Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

**RE:** Major Amendment to Planned Development (17PD021) – 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 a Major Amendment to a Planned Development (17PD021) for the approved 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. Floor Plan Exhibit

**Project Background:**

The planned development for the Staybridge Suites was unanimously approved at the Rapid City Planning Commission Meeting held on June 8<sup>th</sup> 2017 allowing the construction of a 102 room hotel. A building permit has been issued for the site and construction of the building and site is nearing completion.

**Major Amendment:**

The purpose of this major amendment to the planned development is to request the issuance of a liquor license for the property. As part of the Staybridge Suites operating procedure the hotel holds a social from 5:30 pm to 7:30 pm on Mondays, Tuesdays, and Wednesdays open to hotel guests only where complimentary beer and wine will be served. The area that the social will be held is the Great Room area of the lobby identified on the attached floor plan. No additional parking is proposed as the social is open to hotel guests only. Attached for your information is the site layout that was approved as part of the planned development.

The applicant is also requesting to sell packaged beer and wine from the pantry space identified on the attached floor plan. The beer and wine sales will be for hotel guests only as well. Therefore no additional parking spaces will be provided.

No schools, parks, playgrounds, or places used for religious worship are located within a 500' radius of the property. The property is located in a commercial development with all adjacent property being zoned either general commercial or general agricultural. The residential property to the south west will be screened by future commercial development. The residentially zoned property to the southeast is being used as stormwater runoff features identified in the Rushmore Crossing Drainage Report.

Thank you for your assistance in this matter.

Sincerely,  
KTM Design Solutions, Inc.

A handwritten signature in black ink, appearing to read 'James Warne', written over a white background.

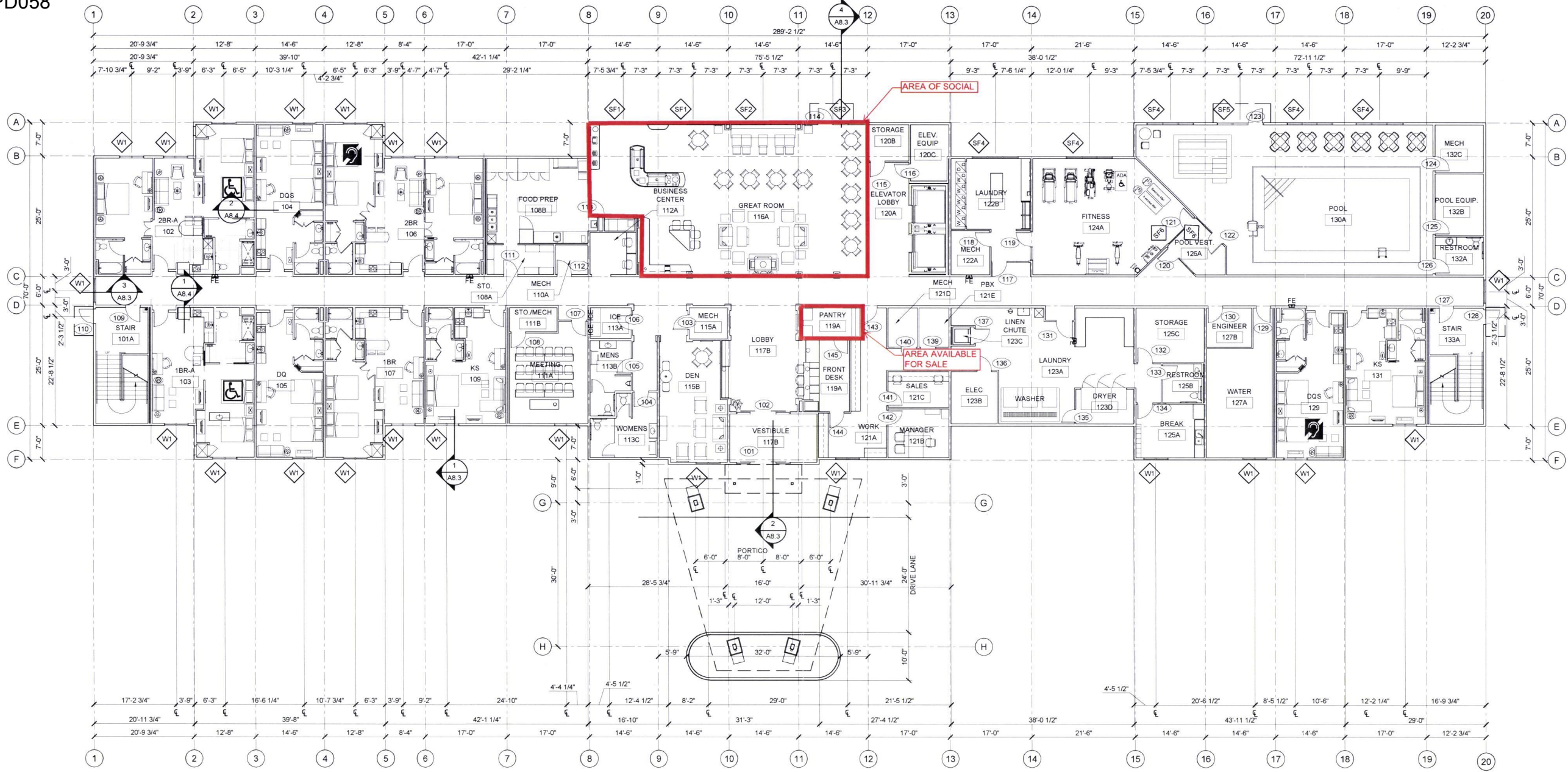
James Warne, PE

Enclosures





NOT FOR  
CONSTRUCTION  
PRELIMINARY



**1ST FLOOR PLAN**  
SCALE: 3/32" = 1'-0" FLOOR AREA: 18,658 SQ. FT.

- LEGEND**
- FIRE EXTINGUISHER & SEMI-RECESSED CABINET
  - HEARING IMPAIRED ACCESSIBLE GUEST ROOM
  - HANDICAPPED ACCESSIBLE GUEST ROOM
  - FIRE SPRINKLER STANDPIPE
  - DOOR NUMBER
  - WINDOW NUMBER

**RECEIVED**  
DEC 29 2017  
RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

TYPE	MARK	FLOORS				TOTALS	%		
		1ST	2ND	3RD	4TH				
KING STUDIO	KS	2	6	6	6	20	26	25.5%	3
KING STUDIO - WIDE	KS-W	0	1	1	2	4			
KING STUDIO - ACC	KS-A	0	1	1	0	2			
DOUBLE QUEEN STUDIO	DQS	3	16	16	16	51	60	58.8%	7
DOUBLE QUEEN STUDIO - EXT.	DQS-E	0	1	1	1	3			
DOUBLE QUEEN STUDIO - NOTCH	DQS-N	0	1	1	1	3			
DOUBLE QUEEN STUDIO - ACC.	DQS-A	0	1	1	1	3			
1 BEDROOM SUITE	1BR	1	2	2	2	7	11	10.8%	1
1 BEDROOM SUITE - WIDE	1BR-W	0	1	1	1	3			
1 BEDROOM SUITE - ACC.	1BR-A	1	0	0	0	1			
2 BEDROOM SUITE	2BR	1	1	1	1	4	5	4.9%	1
2 BEDROOM SUITE - ACC.	2BR-A	1	0	0	0	1			
<b>TOTALS:</b>		<b>9</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>102</b>			<b>12</b>

**STAYBRIDGE SUITES**  
RAPID CITY, SOUTH DAKOTA

ARCHITECTURE | PLANNING | INTERIOR DESIGN | PROCUREMENT  
CENTRAL DESIGN GROUP II • 200 OLD 63 SOUTH, SUITE 305 • COLUMBIA, MISSOURI, 65201 • TEL: 573.441.9391



FLOOR PLAN  
1ST FLOOR  
**A1.1**