



Rapid City Planning Commission

Planned Development Overlay Project Report

January 25, 2018

Item #9
Applicant Request(s)
Case # 17PD058 – Major Amendment to a Planned Development to allow on on-sale liquor establishment in conjunction with a hotel
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to a Planned Development be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a hotel. In particular, the applicant is proposing to have a hotel social on Mondays, Tuesdays and Wednesdays from 5:30 p.m. to 7:30 p.m. The social will be located in the “Great Room” area of the lobby where complimentary beer and wine will be served to hotel guests. The social will only be open to hotel guests and as such additional parking will not be required. The applicant is also proposing to sell off-sale beer and wine from the hotel pantry to hotel guests. The property is the location of the “Staybridge Suites” which is currently under construction.

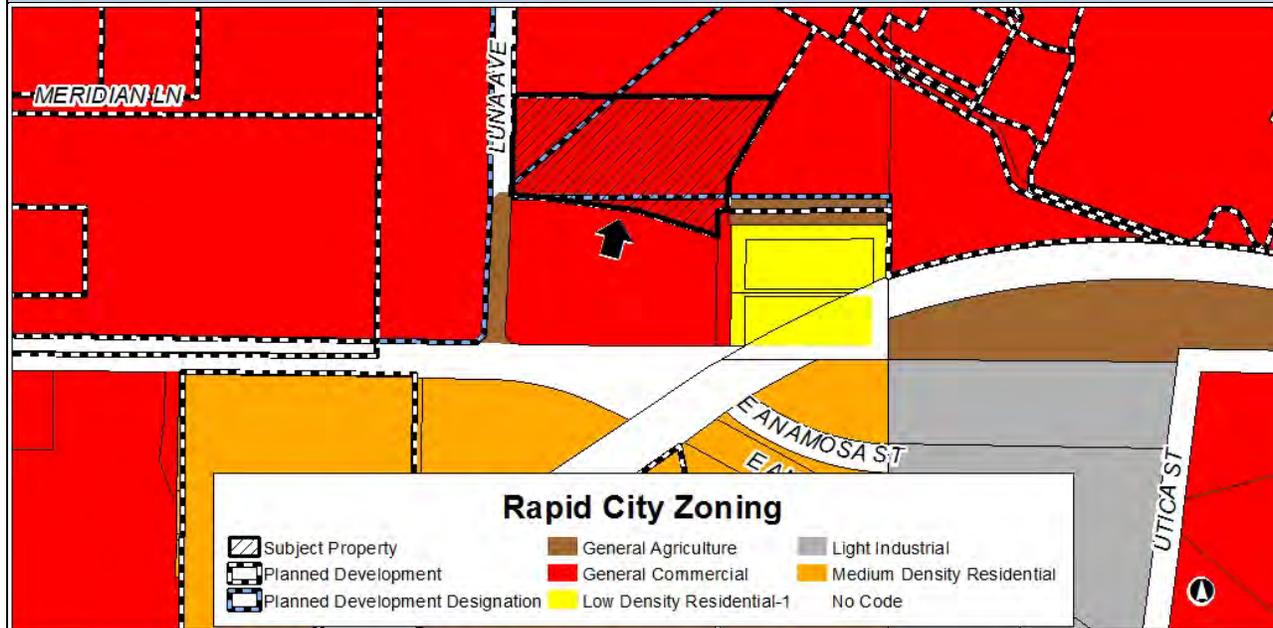
Applicant Information	Development Review Team Contacts
Applicant: H & H Development Inc.	Planner: Fletcher Lacock
Property Owner: Rapid City Extended Stay, Inc	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 560 feet north of the intersection of East Anamosa Street and Luna Avenue
Neighborhood	North Rapid
Subdivision	Rushmore Center Subdivision
Land Area	4.34 acres (189,050 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat on the west side of the property / 48 foot drop in elevation on the east side of the property
Access	Luna Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PD	MUC	Void of structural development
Adjacent North	GC - PDD	MUC	Void of structural development
Adjacent South	GC	MUC	Void of structural development
Adjacent East	GC - PD	MUC	Void of structural development
Adjacent West	GC - PDD	MUC	Void of structural development

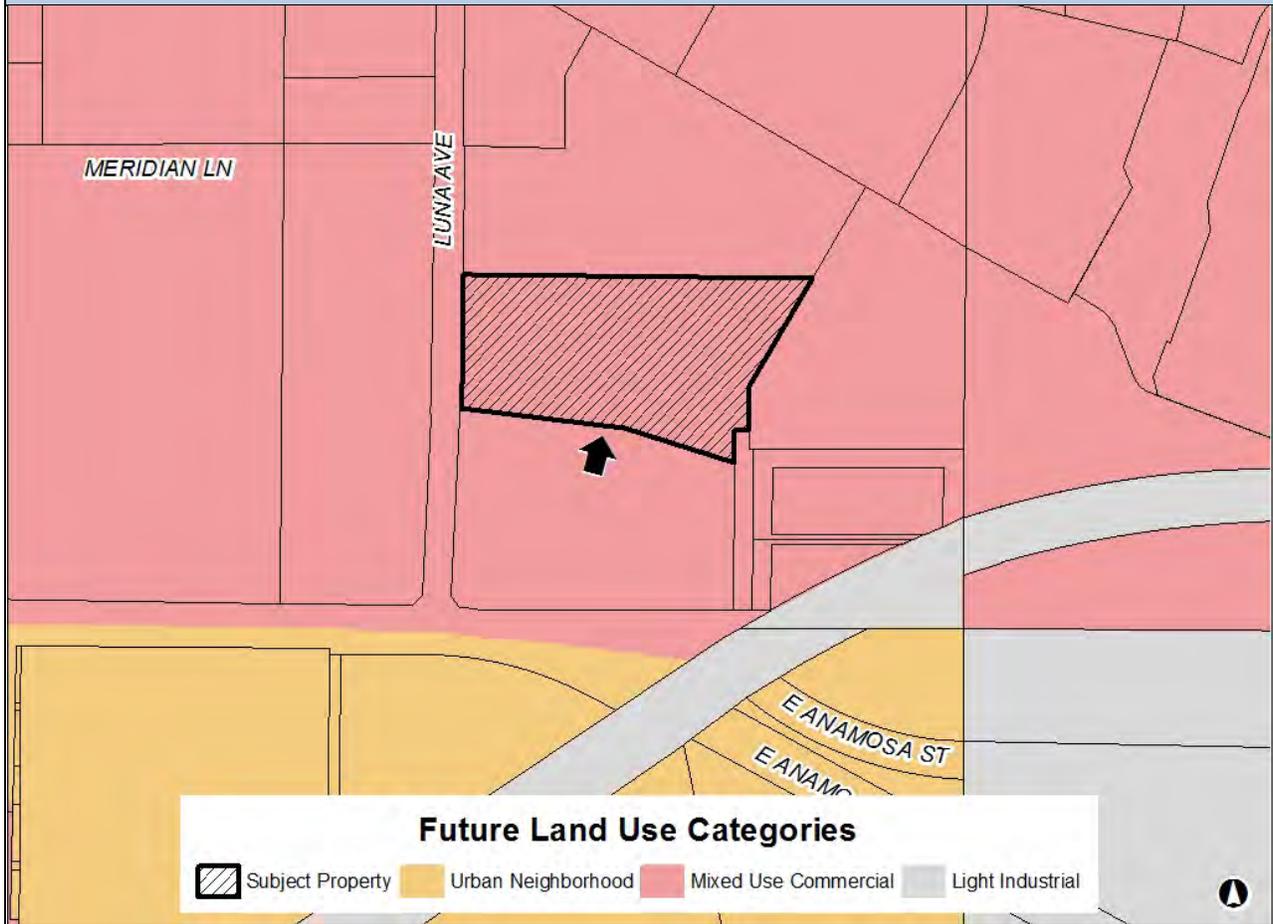
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
17PD021	06/08/2017	Final Planned Development Overlay to allow a hotel	Planning Commission approved
17PL045	05/23/2017	Final Plat	Approved
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	189,050 square feet	
Lot Frontage / Width	N/A	Approximately 285 feet	
Maximum Building Heights	4 stories or 45 feet	Exception granted to allow 4 stories and 50 feet	
Maximum Density	75%	9%	
Minimum Building Setback:			
• Front	25 feet	30 feet	
• Rear	Zero	Approximately 240 feet	
• Side	Zero	35 feet to the north and 142 feet to the south	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	170,277	181,430	
• # of landscape islands	2	3	
Minimum Parking Requirements:			
• # of parking spaces	102	125	
• # of ADA spaces	5 ADA with one being van accessible	6 ADA with one being van accessible	
Signage	Per Sign Code	Elevation identifies wall signage / no ground signs proposed	
Fencing	None Required	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.185 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow an on-sale liquor establishment:	
Criteria	Findings
1. The request will not “adversely affect” the use of any place used for religious worship, school, park, playground, or similar use within (500) foot radius.	There are no places of religious worship, schools, parks, or playgrounds within a 500 foot radius of the property. It does not appear that the proposed on-sale liquor establishment will adversely affect the area if operated in compliance with the submitted operations plan.
2. The requested use is “sufficiently buffered” with respect to residential areas so as not to “adversely affect” such areas.	The property is located in a commercial corridor located southwest of “Rushmore Crossing”. It does not appear that the proposed expansion of use will adversely affect any residential areas.
3. The proposed use will not create an undue concentration of similar uses, so as to cause “blight, deterioration, or substantially diminish or impair property values.”	There are no other on-sale liquor establishments located along Luna Avenue. The property is located southwest of “Rushmore Crossing” where there are a number of on-sale liquor establishments operated in conjunction with restaurants. In addition, the property is located east of La Crosse Street where there are also a number of on-sale liquor establishments operated in conjunction with restaurants. The property is located adjacent to the Rushmore Crossing Regional Activity Center as identified in the City’s adopted Comprehensive Plan. The hotel and proposed on-sale liquor use support the growth and expansion of this area.

4. The proposed use has been reviewed under Chapter 17.54.030(E) Criteria for Review.	See below
Staff has reviewed the proposed use with respect to Chapter 17.54.030(E) and has noted the following issues:	
1. The location, character and natural features of the property:	The property is located at 1314 Luna Avenue where a 102 room hotel is currently under construction. The applicant is proposing to allow an on-sale liquor use for social events for hotel guests.
2. The location, character and design of adjacent buildings:	The surrounding properties are zoned General Commercial District. Property to the east is used for regional drainage. Property to the north is being developed with another hotel. The properties to the south and west are currently void of any structural development.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to use a portion of the lobby for social events for hotel guests. No additional screening is required. No new landscaping is being proposed or required.
4. Proposed vegetation, topography and natural drainage:	The applicant is not proposing any changes to the vegetation, grading or drainage.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicle and pedestrian access is from Luna Avenue. The proposed on-sale liquor establishment in conjunction with the hotel is for social events open only to hotel guests. As such, additional parking is not required.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed on-sale liquor use is for social events that are only open to hotel guests. The proposed use does not trigger a Traffic Impact Study as the use is only open to hotel guests.
7. Proposed signs and lighting:	The applicant is not proposing any new lighting or signage.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District and an on-sale liquor establishment is a conditional use.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The hotel was approved through a Final Planned Development Overlay (File #17PD021). The Planning Commission granted Exceptions to allow a height of four stories and 50 feet in lieu of the maximum allowed height of four stories and 45 feet and to reduce the minimum required parking aisle width from 26 feet to 24 feet contingent upon the four parking spaces being designated for compact vehicles.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	The applicant has stated that the proposed on-sale liquor use will be limited to Mondays, Tuesdays, and Wednesdays from 5:30 p.m. to 7:30 p.m. and will only be open to hotel guests. The proposed social events will be held in the lobby. It does not appear that the proposed use will have any negative effects on noise, odor, dust, air, or water.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the on-sale liquor use will only be operated in conjunction with a hotel and in compliance with the submitted operations plan. An expansion of the on-sale liquor use will require a Major Amendment to the Planned Development.

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
	N/A
	A Vibrant, Livable Community
LC-5.1A	Varied Activity Centers: The property is located south of Rushmore Crossing which is identified as a Regional Activity Center. The hotel provides a service to visitors to the City.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: Luna Avenue is identified as a Collector Street on the City's Major Street Plan.
	Economic Stability and Growth
EC-2.1B	Targeted Regional Retail: As noted above, the property is located south of Rushmore Crossing and east of Wal-Mart. The hotel provides a service to visitors to the City.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Mixed-Use Commercial
Design Standards:	
N/A	A hotel is identified as a primary use in the Mixed-Use Commercial designation as per the City's Future Land Use Plan. The property is zoned General Commercial District and an on-sale liquor establishment is identified as a conditional use.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	North Rapid
Neighborhood Goal/Policy:	
NR-NA1.1A	Regional Activity Center: The hotel supports the growth and expansion of the Rushmore Crossing Regional Activity Center.

Findings

Staff has reviewed the Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a hotel pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed on-sale liquor establishment in conjunction with a hotel is a conditional use in the General Commercial District and supports the growth and expansion of services adjacent to a Regional Activity Center. The proposed on-sale liquor use will be operated in conjunction with a hotel and will only be open to hotel guests.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a hotel be approved with the following stipulations:

1.	Hereby acknowledge the Exception to allow a height of four stories and 50 feet in lieu of the maximum allowed height of four stories and 45 feet;
2.	Hereby acknowledge the Exception to reduce the minimum required parking aisle width from 26 feet to 24 feet contingent upon the four parking spaces being designated for compact vehicles;
3.	All signage shall meet the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs;
4.	The Major Amendment to a Planned Development shall allow an on-sale liquor establishment in conjunction with a hotel. The on-sale liquor use shall be operated in compliance with the submitted operations plan. Any expansion of the on-sale liquor use shall require a Major Amendment to the Planned Development. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of 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 structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development Overlay or a subsequent Major Amendment;
4.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
5.	All requirements of the currently adopted Building Code shall be met;
6.	All applicable provisions of the adopted International Fire Code shall continually be met; and,
7.	ADA accessibility shall be provided throughout the structure and site as necessary.