

STAFF REPORT

November 6, 2003

No. 03SR045 - 11-6-19 SDCL Review to allow a new hangar at the Rapid City Regional Airport

ITEM 9

GENERAL INFORMATION:

PETITIONER	Alliance of Architects and Engineers for Leon Brodie
REQUEST	No. 03SR045 - 11-6-19 SDCL Review to allow the construction of a building at the Rapid City Regional Airport
EXISTING LEGAL DESCRIPTION	SW1/4 of Section 17, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	632.14 acres
LOCATION	4056 Hansen Hangar Lane
EXISTING ZONING	Temporary Airport Zoning District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/23/2003
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow a new aircraft hanger at the Rapid City Regional Airport be approved with the following stipulations;

Engineering Division Recommendations:

1. Prior to issuance of a building permit, construction plans for any water and/or sewer connections must be submitted to the Engineering Division for review and approval;

Fire Department Recommendations:

2. Prior to issuance of a Certificate of Occupancy, the facility(s) addresses shall be posted. Said numbers shall be a minimum of twelve (12) inches in height, plainly visible and legible from the street or road fronting the property and displayed on a contrasting background;
3. Prior to issuance of a Certificate of Occupancy a Knox Box shall be installed in an accessible location as determined by the Fire Department;

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4. Prior to issuance of a Building Permit, construction plans shall be submitted that show the proposed aircraft hanger complies with the construction and/or separation requirements for classification as a Type II-Non Protected structure;
5. Prior to issuance of a Building Permit, construction plans shall be submitted that show the proposed aircraft hanger complies with all requirements of NFPA Standard #409 for construction Type II-Non Protected structures;

Building Inspection Department Recommendations:

6. A building permit shall be obtained prior to initiation of construction, and a Certificate of Occupancy shall be obtained prior to occupancy of the building;
7. Upon issuance of a building permit, the Uniform Building Code shall be met;
8. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;
9. Prior to issuance of a Building Permit, the building plans shall be revised to include a sand/oil interceptor in compliance with the Plumbing Code;

Rapid City Regional Airport Recommendations:

10. All provisions of the Ground Lease Agreement between the Rapid City Regional Airport and the applicant shall be continually met; and,

Urban Planning Division Recommendations:

11. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met.

GENERAL COMMENTS:

The applicant is proposing to construct an aircraft hanger at the Rapid City Regional Airport. The proposed aircraft hanger will be a one story prefabricated structure with dimensions of 60 feet, three inches by 90 feet, three inches.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". As previously indicated, the building is privately owned but located on City owned property requiring that the Planning Commission review and approve of the proposed construction on City owned property.

STAFF REVIEW:

Staff has reviewed the proposed 11-6-19 SDCL Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Fire Department:

At the time of this review the water available on site for fire protection of the proposed

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aircraft hanger is inadequate. During a recent review of the water system throughout the airport complex, it was determined that only 650 gallons per minute are available at the fire hydrant nearest to the proposed hanger site. Based upon the hanger construction type and square footage, the Uniform Fire Code requires a fire flow of 2000 gallons per minute, leaving the proposed use with a water shortage of approximately 1350 GPM.

However, provided the appropriate construction and/or separation is provided from the existing aircraft hanger the building construction type may be considered a Type II-Non protected, in accordance with National Fire Protection Association (NFPA) Standard #409. NFPA Standard #409 allows an aircraft hanger to contain 5000 - 12000 square feet in area and remain a Group Three hanger eliminating the requirement for a fire sprinkler system for the structure. However, the Fire Department highly recommends the installation of an on-site fire sprinkler system. If the hanger cannot meet the Type II-N construction then a fire sprinkler may be required, and up to three years may be granted for the installation as an existing project. The details of which could be worked out at the time the airport water infrastructure improvements are initiated.

The Fire Department has also indicated that a "Knox Box" is required for the building. Application for this appliance can be obtained from the Rapid City Department of Fire and Emergency Services, and should be ordered at least three (3) months in advance of the installation of fire protection equipment and/or the complete enclosure of the structure. The Knox Box shall contain keys to gain access to every portion of designated areas of the building. This appliance shall be installed in an accessible location as determined by the Fire Department. Staff recommends that the applicant submit the necessary application to the Rapid City Department of Fire and Emergency Services for the Knox Box.

Engineering:

The Engineering Division noted that the plans submitted with the 11-6-19 Review application identified that no utility services (water/sewer) will be provide to the proposed hanger. If the applicant provides utilities to the building, construction plans for all utility services shall be submitted for review and approval by the Engineering Division prior to issuance of a building permit.

Staff recommends approval of the 11-6-19 SDCL Review with the above stated stipulations.