

STAFF REPORT

April 8, 2004

No. 04SR013 - 11-6-19 SDCL Review to allow the construction of a building at the Rapid City Regional Airport **ITEM 9**

GENERAL INFORMATION:

PETITIONER	Alliance of Architects and Engineers for the Rapid City Regional Airport
REQUEST	No. 04SR013 - 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	Approximately 632.14 acres
LOCATION	4550 Terminal Road
EXISTING ZONING	Temporary Airport District
SURROUNDING ZONING	
North:	Temporary Airport District
South:	Temporary Airport District
East:	Temporary Airport District
West:	Temporary Airport District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/12/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of a building at the Rapid City Regional Airport be approved with the following stipulations:

1. Prior to initiation of construction, a building permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the building;
2. Prior to issuance of a Building Permit, building plans shall be submitted showing the sprinkler system and alarm system;
3. All applicable provisions of the Uniform Fire Codes shall be continually met;
4. A Knox Box shall be installed in an accessible location as determined by the Fire Department;
5. Prior to issuance of a Certificate of Occupancy, the address must be posted on the side of the building facing the street, with 12 inch high numbers plainly visible from the street on a contrasting background;
6. Prior to issuance of a Building Permit, a revised site plan must be submitted showing one van accessible handicapped parking stall;

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7. Prior to issuance of a Building Permit, plans verifying the exit turning movements from the west parking area must be submitted;
8. Prior to issuance of a Building Permit, elevation drawings must be submitted to insure compliance with Section 100.08 and 100.09 of the Rapid City Municipal Code;
9. Prior to issuance of a Building Permit, drainage and grading plans must be submitted showing any increase runoff calculations and drainage routes; and,
10. Prior to issuance of a Building Permit, plans showing water and sewer service must be submitted.

GENERAL COMMENTS: The applicant is seeking an 11-6-19 Review approval to construct a 19,645 square foot hanger with accessory offices at the Rapid City Regional Airport.

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". The proposed hanger with accessory offices 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:

Building Permit: Staff noted that a Building Permit must be obtained prior to any construction, and a Certificate of Occupancy must be obtained prior to occupancy of the building.

Fire Safety: Staff noted that the structure must be fully fire sprinkled and fully fire alarmed. Staff also noted that the minimum required fire flow water is 1,500 gallons per minute with one on-site fire hydrant. Prior to issuance of a Building Permit, building plans must be submitted showing the sprinkler system and fire alarm system.

Staff indicated that a "Knox Box" should be provided for the building to allow emergency access. Application for this appliance can be obtained from the Rapid City Department of Fire and Emergency Services. This appliance shall be installed in an accessible location as determined by the Fire Department.

Staff noted that the building address must be posted on the side of the building facing, with 12 inch high numbers plainly visible from the street on a contrasting background, prior to issuance of a Certificate of Occupancy.

Parking: The applicant's site plan indicates the proposed hanger with accessory offices will be 19,645 square feet in area, requiring a total of 13 off street parking stalls. The applicant's site plan shows 18 off street parking stalls provided with one handicapped accessible parking space provided. However, Section 17.50.270 of the Rapid City Municipal Code requires that one handicapped stall provided be van accessible.

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Access: Staff noted that access from the west parking area onto the one-way street is skewed. Prior to issuance of a Building Permit, plans verifying the exit turning movements from the west parking area must be submitted.

Building Height: Staff noted that no elevation drawings were submitted with the application. Section 100.08 of the Rapid City Municipal Code is the Airport Encroachment Area. The Airport Encroachment Area consists of five Encroachment Zones. The Encroachment Zones are adopted by the Airport Improvement Plan and are defined by Federal Aviation Regulations to identify the maximum height of structures located in close proximity to the airport. The allowable maximum height of structures is determined by the location of the structure in relation to the location of the runways. Section 100.09 of the Rapid City Municipal Code is the Height Regulations. It states that no structure, tree or other use of land shall be permitted which exceeds the height limit established by each of the Encroachment Zones. Prior to issuance of a Building Permit, elevation drawings must be submitted to insure compliance with Section 100.08 and 100.09 of the Rapid City Municipal Code.

Drainage and Grading: Staff noted that no drainage or grading plans were submitted with the application. Prior to issuance of a Building Permit, drainage and grading plans must be submitted showing any increased runoff calculations and drainage routes.

Utilities: Staff noted that no indication was provided as to where water and sanitary sewer service will be located. Prior to issuance of a Building Permit, plans showing water and sewer service must be submitted.

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