

STAFF REPORT
November 23, 2005

No. 05SR053 - 11-6-19 SDCL Review to construct a 70 foot by 80 foot private hangar at Rapid City Regional Airport ITEM 19

GENERAL INFORMATION:

PETITIONER	Gustafson Builders
REQUEST	No. 05SR053 - 11-6-19 SDCL Review to construct a 70 foot by 80 foot private hangar at Rapid City Regional Airport
EXISTING LEGAL DESCRIPTION	All of Section 17, less part of Rapid City Airport Subdivision, No. 6, Section 17, T1N, R9E, unplatted, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .30 acres
LOCATION	4200 Airport Road
EXISTING ZONING	Airport District
SURROUNDING ZONING	
North:	Airport District
South:	Airport District
East:	Airport District
West:	Airport District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/9/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to construct a 70 foot by 80 foot private hangar at Rapid City Regional Airport be denied without prejudice.

GENERAL COMMENTS: (November 18, 2005 Update) Staff contacted the applicant to obtain an update on the status of the project and determine if the applicant is willing to sign a waiver of time and consent to a time extension. The applicant has indicated that he will be in contact with the owner and will contact the staff should they wish to grant a time extension. Staff is recommending that the request be denied without prejudice; however, should a time extension be submitted prior to the November 23, 2005 Planning Commission meeting, staff will support a continuation of the request.

(October 21, 2005 Update) Staff had previously recommended approval of the 11-6-19 SDCL Review to construct a 70 foot by 80 foot private hangar at Rapid City Regional Airport with the following ten stipulations:

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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 Planning Commission approval, each sheet of site development or structure drawings shall be signed and sealed by the design engineer per state statute;
3. Prior to the installation of any signs, a sign permit must be obtained;
4. Prior to Planning Commission approval, an agreement with the adjacent leaseholder to share the use of the parking lot entrance shall be submitted;
5. Prior to Planning Commission approval, the land lease with Rapid City Regional Airport shall be executed;
6. Prior to issuance of a building permit, verification that the hangar does not penetrate the navigable airspace shall be provided;
7. Prior to issuance of a building permit, a grading and drainage plan shall be submitted for review and approval;
8. Prior to issuance of a building permit, water and sanitary sewer service line plans shall be submitted for review and approval;
9. Prior to issuance of a building permit, existing and proposed pavement limits and design for parking and apron shall be submitted for review and approval; and,
10. Applicable provisions of National Fire Protection Association (NFPA) #409 shall be continually met.

However, the item was continued to the October 27, 2005 Planning Commission as the applicant had not been able to complete the necessary stipulations. The applicant is continuing to work on those items and has requested that the item be continued to the November 23, 2005 Planning Commission.

The applicant is proposing to construct an aircraft hangar at the Rapid City Regional Airport. The proposed aircraft hangar will be approximately 70 feet by 80 feet in size.

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 proposed construction is located on publicly owned land requiring that the Planning Commission review and approve the proposed construction.

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 aircraft hangar is inadequate. Review of the water system throughout the airport complex indicates that only 750 gallons per minute are available at the fire hydrant nearest to the proposed hangar site. Based upon the hangar construction type and square footage, the

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Uniform Fire Code requires a fire flow of 1,750 gallons per minute, leaving the proposed use with a water shortage of approximately 1,000 gallons. Therefore, the structure must be protected throughout with an approved fire sprinkler system.

The current fire hydrant locations appear to meet the minimum requirements for the site.

Engineering Division:

Staff noted that the plans submitted with the 11-6-19 SDCL Review application did not identify any utility services (sewer/water). If the applicant provides utilities to the building, construction plans for all utility services shall be submitted for review and approval prior to issuance of a building permit. Also, prior to issuance of a building permit, grading and drainage plans shall be submitted for review and approval as well as verification that the proposed hangar does not penetrate into the navigable airspace. Existing and proposed pavement limits and design for parking and apron shall be submitted for review and approval prior to the issuance of a building permit.

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