

STAFF REPORT
February 23, 2006

No. 06SR008 - 11-6-19 Review to construct a parking lot on public property **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Kadrmass, Lee & Jackson for Rapid City Regional Airport
REQUEST	No. 06SR008 - 11-6-19 Review to construct a parking lot on public property
EXISTING LEGAL DESCRIPTION	Lot P-2 (also in Section 20) Rapid City Airport No. 6, and the balance of Section 17, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 635.8 acres
LOCATION	At the northwest corner of the Terminal Road loop
EXISTING ZONING	Airport District
SURROUNDING ZONING	
North:	Airport District
South:	Airport District
East:	Airport District
West:	Airport District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	1/27/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 Review to construct a parking lot on public property be continued to the **March 9, 2006** Planning Commission:

GENERAL COMMENTS: **(Update, February 15, 2006. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the 11-6-19 Review be continued to the March 9, 2006 Planning Commission to allow the applicant time to provide the additional required information.**

The applicant has submitted a request for an 11-6 19 SDCL review to expand an existing parking lot located on public property. The parking lot is located at the Rapid City Regional Airport rental car and employee parking area. The applicant is proposing to extend the rental car parking lot to create 286 additional parking spaces for employee and rental car parking. The applicant will install new sidewalks and additional lighting in and around the parking lots.

STAFF REPORT
February 23, 2006

No. 06SR008 - 11-6-19 Review to construct a parking lot on public property **ITEM 21**

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

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

Parking Lots: The proposed parking lot will increase the parking by 296 spaces. Chapter 17.50.270 of the Rapid City Municipal Code requires that the increase in spaces requires an additional seven handicapped parking spaces one of which is van accessible. The applicant has indicated that they will provide ten additional spaces of which one will be van accessible.

Design Features: The proposed parking lot will be constructed with concrete curb and gutter, concrete sidewalks, bituminous pavement, storm sewer modifications, lighting modifications, pavement markings, cable guard rail and other miscellaneous items.

Plans: South Dakota State Law requires that all plans be signed and sealed by a Registered Engineer. Prior to Planning Commission approval, a set of signed and sealed plans by a Registered Engineer shall be submitted for review and approval. **On February 14, 2006 a set of plans signed and sealed by a Registered Engineer were submitted for review and approval.**

Pavement Sections: Prior to Planning Commission approval, a set of plans showing pavement design and pavement sections for the parking lots shall be submitted for review and approval. **On February 14, 2006 a set of plans showing the pavement design and pavement sections for the parking lots were submitted for review and approval.**

Drainage: Prior to Planning Commission approval, the applicant shall provide calculations to demonstrate that the proposed inlets and existing storm sewer can handle the additional flows from the proposed parking areas. Also the applicant must provide calculations for the rip rap basin. To date the information has not been submitted.

Staff recommends the SDCL 11-6-19 Review be continued to the **March 9, 2006** Planning Commission to allow the applicant time to submit additional information.