

STAFF REPORT
March 9, 2006

No. 06SR007 - 11-6-19 SDCL Review to construct a parking lot on public property **ITEM 13**

GENERAL INFORMATION:

PETITIONER	Kadmas, Lee and Jackson for Rapid City Regional Airport
REQUEST	No. 06SR007 - 11-6-19 SDCL Review to construct a parking lot on public property
EXISTING LEGAL DESCRIPTION	Lot P-1, Rapid City Airport No. 6, Section 20, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.0 acres
LOCATION	South 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 SDCL Review to construct a parking lot on public property be **approved**.

GENERAL COMMENTS: **(Update, March 1, 2006. All revised and/or added text is shown in bold print.) The applicant has submitted all required information.**

(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 existing parking lots located on public property, the parking lots are located at the Rapid City Regional Airport passenger parking area. The parking lots will be expanded to the west up to the existing Terminal Road. The proposed lots will be constructed in the same

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configuration as the existing lots. The applicant is proposing to extend the long term and short term parking lots to create 263 additional parking spaces for airport customers. The applicant will install new sidewalks and additional lighting in and around the parking lots. Also an additional exit lane will be construed with an automatic credit card reader for self payment and exiting of the parking lot.

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 lots will increase the parking by 263 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 eight additional spaces of which one will be van accessible. Also an additional exit lane will be construed with an automatic credit card reader for self payment and exiting of the parking lot.

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 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 signed and sealed plans 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 plans for the pavement design and pavement sections 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. **On March 1, 2006, the drainage calculations for the storm sewer were submitted for review and approval.**

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Grading: Prior to Planning Commission approval, a set of plans showing that the slope of the handicapped accessible parking spaces does not exceed the required slope shall be submitted for review and approval. On February 14, 2006 plans showing that the handicapped accessible parking spaces meet the slope requirements were submitted for review and approval.

Street Design: Prior to Planning Commission approval, a revised set of plans showing that the access for the 90 degree parking meets the 26 feet as required by the Street Design Criteria Manual shall be submitted for review and approval. **On February 23, 2006 plans showing that the parking lot aisles meet the required 26 foot width has been submitted for review and approval.**

Staff recommends the SDCL 11-6-19 Review be **approved**.