

STAFF REPORT

April 6, 2006

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**No. 06SR022 - 11-6-19 SDCL Review to construct a building on public property**      **ITEM 39**

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GENERAL INFORMATION:

PETITIONER	EnVision Design, Inc. for Zepp Air, Inc.
REQUEST	<b>No. 06SR022 - 11-6-19 SDCL Review to construct a building on public property</b>
EXISTING LEGAL DESCRIPTION	A portion of land located in the SE1/4 NW1/4, Section 17, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.357 acres
LOCATION	Rapid City Regional Airport
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	3/10/2006
REVIEWED BY	Michael Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to construct a hanger on public property be approved with the following stipulations:

1. Prior to Planning Commission approval, flow arrows and drainage calculations showing that the developed flows do not exceed existing flows shall be submitted for review and approval;
2. Prior to Planning Commission approval, a copy of the approval from the Federal Aviation Administration for the hanger shall be submitted to the Growth Management Department;
3. Prior to Planning Commission approval, the applicant shall provide documentation showing how access to the hanger is provided for to people with disabilities who need to use the van accessible space;
4. Prior to Planning Commission approval, the applicant shall provide a floor plan of the hanger identifying the parking spaces;
5. Upon submittal of a Building Permit, plans for a fire sprinkler system shall be submitted for review and approval; and,
6. Prior to issuance of a building permit, copies of information documenting approval by the Airport Board shall be submitted to the Development Services Center Staff.

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GENERAL COMMENTS: The applicant has submitted a request for an 11-6-19 SDCL Review to construct a 70 foot by 80 foot aircraft hanger on a portion of land located in the SE1/4 NW1/4, Section 17, T1N, R9E, BHM, Pennington County, South Dakota. More generally discribed as being located in the vicinity of the General Aviation area 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". 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:

Fire Fighting: Staff noted that the current water system at the Rapid City Regional Airport will not support adequate fire flows for the structure. As such, at the time of an application for a building permit, plans for a fire sprinkler system shall be submitted for review and approval.

Drainage Calculations: Staff noted that no drainage calculations were provided with the 11-6-19 Review application. As such prior to Planning Commission approval, flow arrows and drainage calculations showing that the developed flows do not exceed existing flows shall be submitted for review and approval.

Approvals: Prior to Planning Commission approval, a copy of the approval from the Federal Aviation Administration and the Rapid City Regional Airport Board for the hanger shall be submitted to the Growth Management Department.

Parking: Staff noted that the applicant is proposing to provide two parking spaces inside the hanger of which one will be van accessible. As such, prior to Planning Commission approval, the applicant shall provide documentation showing how access to the hanger is provided for to people with disabilities who need to use the van accessible space.

Floor Plan: Staff noted that the applicant proposes to provide parking inside the hanger. As such, prior to Planning Commission approval, the applicant shall provide a floor plan of the hanger identifying the parking spaces.

Staff recommends the SDCL 11-6-19 Review be approved with the above stated stipulations.