

STAFF REPORT
May 4, 2006

No. 06SR022 - 11-6-19 SDCL Review to construct a building on public property **ITEM 10**

GENERAL INFORMATION:

PETITIONER	EnVision Design, Inc. for Zepp Air, Inc.
REQUEST	No. 06SR022 - 11-6-19 SDCL Review to construct a building on public property
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. Upon submittal of a Building Permit, plans for a fire sprinkler system shall be submitted for review and approval; and,**
- 2. Prior to the construction of any improvements or the issuance of a building permit, copies of an approved lease agreement with the Rapid City Regional Airport shall be submitted to the Growth Management Staff.**

GENERAL COMMENTS: **Update, April 26, 2006. All revised and/or added text is shown in bold print.) On April 20, 2006 the 11-6-19 Review was continued to the May 4, 2006 Planning Commission at the applicants request. On April 21, 2006 a copy of the Federal Aviation Administration approval letter for the hanger was submitted to the Growth Management Department.**

Update, April 12, 2006. All revised and/or added text is shown in bold print.) On April 6, 2006 the 11-6-19 Review was continued to the April 20, 2006 Planning Commission at the

STAFF REPORT
May 4, 2006

No. 06SR022 - 11-6-19 SDCL Review to construct a building on public property **ITEM 10**

applicants request. The applicant has requested that the application for the 11-6-19 Review be continued to the May 4, 2006 Planning Commission to allow the applicant time to provide a copy of the approval from the Federal Aviation Administration and the Rapid City Regional Airport Board.

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, Rapid City Airport Subdivision, Section 17, T1N, R9E, BHM, Pennington County, South Dakota. More generally described 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. On April 12, 2006 the applicant provided a revised site plan showing the flow directions and the drainage calculations showing that the developed flows do not exceed existing flows and flow arrows 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. In addition staff ran the Airspace Analysis program for the Rapid City Regional Airport and it was determined that the hanger may be an obstruction according to Federal Aviation Regulation Part 77 Section 13, requiring that Form 7460-1 be filed with the Federal Aviation Administration for review and approval. Staff conferred with Mason Short Rapid City Regional Airport Manager. He advised that the Form 7460-1 is required for all new structures on the Airport property, and that the form has been submitted with the package to the Federal Aviation Administration for approval. As such, prior to Planning Commission approval a copy of Form 7460-1 approved by the Federal Aviation Administration shall be submitted to the Growth Management

STAFF REPORT
March 23, 2006

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

Department. **On April 21, 2006 a copy of the Federal Aviation Administration approval for the construction of the hanger was 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 people with disabilities who need to use the van accessible space. On April 12, 2006 the applicant advised staff that access to the hanger is controlled and that only the applicant or his designee will have the code to enter the Restricted Area. The applicant or his designee will then provide access to the hanger for parking.

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. On April 12, 2006 a floor plan of the hanger showing the two proposed parking space was submitted for review and approval.

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