

STAFF REPORT
June 21, 2007

No. 07SR039 - SDCL 11-6-19 Review to allow the construction of a structure on public property **ITEM 14**

GENERAL INFORMATION:

PETITIONER	J. Scull Construction
REQUEST	No. 07SR039 - SDCL 11-6-19 Review to allow the construction of a structure on public property
EXISTING LEGAL DESCRIPTION	Lease Area A located in the W1/2, Section 17, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .356 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 and sewer
DATE OF APPLICATION	5/25/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a structure on public property be approved.

GENERAL COMMENTS: The applicant has submitted a request for an 11-6-19 SDCL Review to construct a 100 foot by 115 foot aircraft hanger at the Rapid City Regional Airport near the Old Terminal Building.

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 REPORT
June 21, 2007

No. 07SR039 - SDCL 11-6-19 Review to allow the construction of a structure on public property **ITEM 14**

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:

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Fire Safety: Staff noted that the current water system at the Rapid City Regional Airport will not support adequate fire flows for the structure. As such, the structure shall also be fully fire sprinkled and fire alarmed/detected at the time of construction.

Utilities: Staff noted that utilities in the area are being abandoned or relocated to allow for the construction of the proposed hanger.

Lease Agreement: Staff noted that on May 14, 2007 the Rapid City Regional Airport Board approved a lease agreement for the proposed hanger.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires two parking spaces be provided. Staff noted that the applicant is proposing to provide two parking spaces inside the hanger of which one will be van accessible. The proposed parking plan appears to meet all the requirements of Section 17.50.270 of the Rapid City Municipal Code.

Staff recommends the SDCL 11-6-19 Review to allow the construction of a structure on public property be approved.