

STAFF REPORT

June 5, 2008

No. 08SR039 - SDCL 11-6-19 Review to allow construction of a structure on public property **ITEM 63**

GENERAL INFORMATION:

APPLICANT/AGENT	JMC Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR039 - SDCL 11-6-19 Review to allow construction of a structure on public property
EXISTING LEGAL DESCRIPTION	A portion of the W1/2 of Section 17, T1N, R9E, BHM, Pennington County, South Dakota
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	5/6/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow construction of a structure on public property be approved if the following additional information is submitted:

1. Information regarding the business operation documenting the off-street parking demands for the proposed air charter and ambulance service shall be submitted for review and determination of the minimum number of off street parking spaces. Based on that determination, a complete parking plan shall be submitted identifying the provisions of the required number of off street parking spaces in compliance with all provisions of section 17.50.270 of the Rapid City Municipal Code.
2. The requirements to provide landscaping in accordance with section 17.50.300 of the Rapid City Municipal Code as part of the hanger development area is hereby waved.

GENERAL COMMENTS: The property is located at the Rapid City Regional Airport which is East of Rapid City just north of South Dakota Highway 44 and Airport Road. The applicant is proposing to construct an 18,000 square foot hanger for the storage of airplanes. The property is currently zoned Airport District.

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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 subject property is publicly owned land requiring that the Planning Commission review and approve the proposed structure.

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 Review request to allow the construction of a structure on public property and noted the following considerations:

Parking: A parking plan identifying 12 off-street parking spaces was submitted for review. A charter airport service including emergency air ambulance service is not a specifically identified use in the off-street parking standards. Pursuant to section 17.50.270, the Planning Director is required to determine the number of off-street parking spaces required. To date no additional information has been submitted regarding the business operation, the number of employees, the number of employees on each shift, the number of passengers anticipated to be using the charter service and the required off-street parking. The information must be submitted in order to allow staff to determine the minimum off-street parking spaces that must be provided. As such, prior to Planning Commission approval the applicant must submit additional information identifying the number of employees and the charter service capacity for the proposed location. Once a determination has been made the plan must reflect the provisions of the required off street parking in compliance with the provisions of chapter 17.50.270 of the Rapid City Municipal Code.

Landscaping: A landscaping plan was not submitted for this project. Staff has noted that the proposed hanger will be located directly adjacent to the runway apron areas. The provision of trees and shrubs in such close proximity to the runway could provide a potential hazard to air craft due to the provisions of wildlife including birds. For this reason staff recommends waiving the landscape requirements as part of the SDCL 11-6-19 Review with the provision that all unpaved areas be kept in a dust free condition with the provision of grass or gravel of other similar materials.

Fire Department: The structure shall be fully fire sprinklered and fire detected as per 2003 International Fire Code.

Building Permit: Prior to construction, the applicant must obtain a building permit.

Demolition Permit: The applicant should be aware that a demolition permit is required for the proposed removal of the tanks located on the property.

Relocations: The applicant should be aware that prior to construction all gas and power relocations must be reviewed and approved by all affected utility companies.