

STAFF REPORT
July 10, 2008

No. 08SR034 - SDCL 11-6-19 Review to allow a parking lot extension ITEM 31

GENERAL INFORMATION:

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| APPLICANT | Rapid City Regional Airport |
| AGENT | Kadrmass, Lee and Jackson |
| PROPERTY OWNER | City of Rapid City |
| REQUEST | No. 08SR034 - SDCL 11-6-19 Review to allow a parking lot extension |
| EXISTING LEGAL DESCRIPTION | Lot P-1 of Rapid City Regional Airport No. 6, Section 20, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 13.04 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 | 4/11/2008 |
| REVIEWED BY | Jared Ball / Karley Halsted |

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow a parking lot extension be approved.

GENERAL COMMENTS:

(Update: June 30, 2008. All revised and/or added text is shown in bold.) This item was continued at the May 22, 2008 Planning Commission meeting because required information had not been submitted. Staff received a revised landscaping plan on June 16, 2008 and additional information on June 29, 2008.

The applicant has submitted a SDCL 11-6-19 request to allow the expansion of a parking lot on public property. The property is located at 4550 Terminal Road, which is north of South Dakota East Highway 44 and east of Airport Road. The current use of the property is the

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Rapid City Regional Airport. The applicant is proposing to expand the existing parking lots to include 149 additional parking spaces. Within the parking lots, 112 of the new parking spaces will be used as long-term parking and 37 of the new parking spaces will be used as short-term spaces. The existing parking lots are located south of the main entrance to the airport. The existing long-term parking lot will be extended south to the exit lane. The existing short-term parking lot will be extended east to the terminal road. The parking lot expansions will include the addition of three handicap parking spaces to equal a total of 20 handicap spaces for the two lots. The property is currently zoned Airport District.

South Dakota Codified Law 11-6-19 states that “whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and thenceforth, 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 as defined in § 11- 6-26, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission”. The proposed parking lot expansion is being constructed on public property and the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvements be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Landscaping: The construction plans submitted for this project do not include a landscaping plan. It appears that some existing landscaping will be removed during the expansion process. According to the site plan that has been submitted there will be a total of approximately 1,021 parking spaces. The Rapid City Municipal Code requires parking lots to have one planter island for every 50 parking spaces. “Each island planter shall contain a minimum of 100 square feet, and provide a minimum of one tree with shrubs, groundcover and/ or mulch covering the base.” Prior to Planning Commission approval, the applicant must submit a full set of landscaping plans identifying the landscaping that will be provided for the site. The plans must include the relocated landscaping, the required landscaping islands and the total number of landscaping points that will be provided.

On June 16, 2008 the applicant submitted a revised landscaping plan identifying 98,330 landscaping points. However, the plan does not include the existing landscaping or the developed area boundaries or all of the proposed parking stalls for the new parking lots. The applicant should be aware that the 79 Russian Sage plants shown on the plan are perennials and will not count as shrubs. The applicant should also be aware that the material to be placed in the bottom of the planter beds around the plants needs to be identified.

The required amount of landscaping is based on a point system. According to the Rapid City Municipal Code Section 17.50.300 “the amount of material shall be based on a point

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system. The square footage of the developed portion of the lot not covered by a building shall equal the required number of points". In order to accurately calculate the number of required points staff needs to see a complete site plan identifying the developed portion of the lot including the area in front of the terminal. As such, prior to Planning Commission approval, the applicant must submit a revised site plan identifying the developed portion of the lot including the area in front of the Terminal Building, the existing landscaping and the location of all of the parking stalls for the proposed parking lot.

On June 29, 2008 the applicant submitted a revised site plan that included parking stalls, landscaping and revised materials to provide the required landscaping points. Staff calculated a developed area boundary for the area adjacent to the terminal with a total area of 2,906,250 square feet. Based on the developed area a total of 2,906,250 points is required. The proposed landscaping plan identifies 2,935,875 landscaping points which provides an excess of 29,625 points and brings the applicant into compliance with the Zoning Ordinance. Section 17.50.300 of the Rapid City Municipal Code states that "planter islands shall be provided at a ratio of one for every 50 parking spaces. "Staff is recommending that the requirement to provide planter islands be waived with the stipulation that a minimum of 2,935,875 landscape points be provided as proposed. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Drainage: Based on the submitted Storm Sewer Analysis, it appears that pipes P6 and P7 are at capacity and should be upsized with the construction of the new parking lot. The assumptions that were submitted for P7 are close to failure and will require the applicant to submit additional information signed and sealed by a Registered Professional Engineer in order to demonstrate that the design will suffice. In addition, the information for the upstream flows and the associated analysis are not included in the report. Prior to Planning Commission approval, the applicant must submit a revised Storm Sewer Analysis for review and approval, as identified. **On June 16, 2008 the applicant submitted the additional required drainage information for review and approval. Staff reviewed and approved the drainage information that was submitted.**

Erosion and Sediment Control Plan: The plan that was submitted for this project did not include an Erosion and Sediment Control Plan Narrative in accordance with 1.1.3 of the Rapid City Storm Water Quality Manual. Prior to Planning Commission approval, the applicant must submit an Erosion and Sediment Control Plan Narrative. In particular, the Erosion and Sediment Control Plan must address inlet protection. **On June 16, 2008 the applicant submitted the additional required Erosion and Sediment Control Plan Narrative for review and approval. Staff has reviewed and approved the Erosion and Sediment Control Plan.**

Staff recommends that the SDCL 11-6-19 Review to allow a parking lot extension be approved.