

STAFF REPORT
October 9, 2008

No. 08SR078 - SDCL 11-6-19 Review to allow structures on public property

ITEM 32

GENERAL INFORMATION:

APPLICANT	Dale Aviation, Inc.
AGENT	Hengel Associates, P.C.
REQUEST	No. 08SR078 - SDCL 11-6-19 Review to allow structures on public property
EXISTING LEGAL DESCRIPTION	Located in the unplatted portion of Rapid City Airport Subdivision No. 6, Section 17, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	3900 Airport Road
EXISTING ZONING	Airport
SURROUNDING ZONING	
North:	Airport District
South:	Airport District
East:	Airport District
West:	Airport District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	9/3/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow structures on public property be continued to the October 23, 2008 Planning Commission meeting.

GENERAL COMMENTS: The property is located at 3900 Airport Road. The property is currently zoned Airport District. The adjacent properties to the north, south, east, and west are currently zoned Airport District. The applicant is proposing to construct a fuel tank containment structure that will hold three fuel tanks. Two of the fuel tanks will hold approximately 12,000 gallons of jet fuel and aviation gasoline. The third tank will hold approximately 10,000 gallons of fuel and aviation gasoline.

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

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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 location for the fuel tank container is 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 SDCL 11-6-19 Review and has noted the following considerations:

Site Plan: A complete site plan was not submitted with this application. In order for staff to make a complete review of the application, a complete site plan must be submitted. The site plan must include all structures located on the property. In addition, the site plan must identify all existing utilities, paved areas, grading and drainage.

Parking Plan: A parking plan for the Rapid City Regional Airport was approved by the Planning Commission on June 5, 2008 documenting that adequate parking was being provided for the airport. The fuel tanks will be serviced and refilled as necessary, but will not require any additional off-street parking. As such, the proposed use is in compliance with the City's off-street parking requirements.

Landscaping Plan: A landscaping plan for the Rapid City Regional Airport was approved by the Planning Commission on June 5, 2008 documenting that adequate landscaping was being provided for the airport. As such, the proposed use is in compliance with the City's landscaping requirements.

Lease Agreement: Prior to Planning Commission approval, the applicant must sign a lease agreement with the Rapid City Regional Airport. As such, staff recommends that the SDCL 11-6-19 Review to allow structures on public property be continued to allow the applicant to obtain the necessary approvals from the Airport Board.

Plans: South Dakota State Law requires that all plans be signed and sealed by a Registered Professional Engineer. The construction plans that were submitted for this project were signed and sealed by a Registered Professional Engineer.

Approvals: The use of above ground fuel tanks at the Rapid City Regional Airport requires that the local Fire Marshal at the direction of the State Fire Marshal review the site for all fire safety issues. The State Department of Environmental and Natural Resources review the site to ensure that the site complies with all environmental regulations and the Federal Aviation Administration review the site to ensure compliance with all FFA regulations. Prior to issuance of a Building Permit, approvals for all agencies shall be submitted to the Growth Management Department. As of this date, staff has not received copies of the approvals from the Federal Aviation Administration, State Department of Environmental and Natural Resources, or the Fire Marshal.

Grading: The applicant has not submitted any grading information. Prior to Planning Commission approval, the applicant must submit grading plans for review and approval.

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Building Permit: Prior to initiation of construction, the applicant must obtain a Building Permit.

Staff recommends that the SDCL 11-6-19 Review to allow structures on public property be continued to the October 23, 2008 Planning Commission meeting to allow the applicant to provide the additional information outlined above.