

STAFF REPORT
October 23, 2008

No. 08SR086 - SDCL 11-6-19 Review to construct a parking lot on public property **ITEM 48**

GENERAL INFORMATION:

APPLICANT	Rapid City Regional Airport
AGENT	Kadrmass, Lee and Jackson
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR086 - SDCL 11-6-19 Review to construct a parking lot on public property
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 less a portion of the Rapid City Regional Airport No. 6, Section 20, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 294.56 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	9/26/2008
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a parking lot on public property be approved.

GENERAL COMMENTS: 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 Rapid City Regional Airport. The applicant is proposing to expand the existing parking lot east of the terminal to include eight additional parking spaces for airport staff. The applicant has indicated that the proposed stalls comply with the Federal Aviation Administration's guidelines for a parking lot at an airport. 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 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:

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of completion shall be obtained upon completion. Staff also noted that plans shall be sealed and signed by a Registered Professional Engineer or Architect per SDCL 36.

Landscaping: Staff noted that the landscape plan for the airport was previously approved as part of a SDCL 11-6-19 Review (#08SR034) to expand the short-term and long-term parking for the airport. The landscaping plan identified 2,935,875 landscaping points which provided an excess of 29,625 points and brought the applicant into compliance with the Zoning Ordinance. The proposed parking lot expansion reduces the number of the landscape points provided by 1,300 points bringing the total number of landscape points provided to 2,934,575. This still exceeds the required number of points by 28,325. The applicant should be aware that a minimum of 2,934,575 landscape points must be provided as proposed and all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

Drainage: The applicant submitted supplemental drainage information to the previously approved storm water analysis demonstrating adequate capacity of the storm system for the additional paved area.

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