

STAFF REPORT
March 5, 2009

No. 09SR010 - SDCL 11-6-19 Review to allow a structure on Public Property **ITEM 25**

GENERAL INFORMATION:

APPLICANT	Rapid City Regional Airport
AGENT	Kadrmass, Lee and Jackson
PROPERTY OWNER	City of Rapid City
REQUEST	No. 09SR010 - SDCL 11-6-19 Review to allow a structure on Public Property
EXISTING LEGAL DESCRIPTION	All of Section 17, less a portion of the Rapid City Regional Airport, Airport Subdivision No. 6, Section 17, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 632.14 acres
LOCATION	Rapid City Regional Airport
EXISTING ZONING	Airport District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Limited Agriculture District - General Commercial District - General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District, Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/6/2009
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow a structure on Public Property be approved.

GENERAL COMMENTS: The property is the location of the Rapid City Airport. The property is currently zoned Airport District. The adjacent property to the north is currently zoned General Agriculture District in Pennington County. The adjacent properties to the south are currently zoned Limited Agriculture District, General Commercial District and General Agriculture District in Pennington County. The adjacent property to the east is currently

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zoned General Agriculture District in Pennington County and the adjacent property to the west is currently zoned General Agriculture District and limited Agriculture District in Pennington County. The applicant is proposing to construct a 1,620 square feet electrical vault building. The electrical vault building will be located west of the commercial Terminal and south of the Transportation Safety Agency building.

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 location for the electrical vault building 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 to allow a structure on public property and noted the following considerations:

Site Plan: The applicant submitted a complete site plan for review and approval. Staff has reviewed the site plan and noted that the site plan meets the requirements of the Rapid City Municipal Code.

Landscaping Plan: The plans that were submitted with this application identify the existing landscaping at the Rapid City Regional Airport. The existing landscaping located at the airport meets the requirements of the Rapid City Municipal Code.

Parking Plan: The plans that were submitted identify a 24 foot wide paved driveway that is 100 feet in length and will provide ample space for maintenance of the building. The proposed building will require two parking spaces. Those parking spaces will be located at the Transportation Security Agency Parking lot.

Access: On February 20, 2009 the applicant submitted plans indicating that the proposed electric vault building will be accessed by a 24 foot wide paved driveway that is 100 feet in length. The driveway will be an extension of the parking lot that is located at the existing Transportation Security Agency building to the northeast. The plans indicate that a barrier will be constructed to block access to the building from Airport Road to the southeast.

Elevations: The applicant submitted elevations for the proposed electrical vault building indicating that the proposed building will be 12 feet 6 inches in height. A generator will be located on the north side of the building and screened by a brick wall that is 4 feet 6 inches in height. The applicant submitted photographs of the existing Transportation Security Agency building and indicated that the proposed electric vault building and screening wall will be constructed of matching brick.

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Drainage calculations: The plans that were submitted with this application included drainage calculations for the site. Staff has reviewed the drainage calculations and indicated that the calculations meet the drainage requirements.

Erosion and Sediment Control Plan: The plans that were submitted with this application included an Erosion and Sediment Control Plan. Staff has reviewed the plans and indicated that the Erosion and Sediment Control Plan meets the requirements.

Fire Code: All requirements of the current adopted International Fire Code must be continually met.

Building Permit: Prior to any construction, the applicant must obtain a building permit. In addition, the applicant must submit as-built plans to the Growth management Department after the construction is completed and the final inspection has been approved.

The location and extent of the proposed electrical vault building complies with the adopted Comprehensive Plan and the related regulations of the City of Rapid City. As such, staff recommends that the SDCL 11-6-19 Review to allow a structure on public property be approved.