

STAFF REPORT  
March 26, 2009

---

**No. 09SR018 - SDCL 11-6-19 Review to allow construction of a structure on public property** **ITEM 40**

---

GENERAL INFORMATION:

APPLICANT	Gerald Niess
AGENT	TSP Three, Inc.
PROPERTY OWNER	Rapid City Regional Airport
REQUEST	<b>No. 09SR018 - SDCL 11-6-19 Review to allow construction of a structure on public property</b>
EXISTING LEGAL DESCRIPTION	Lot 1 in SW1/4 Section 5 of R.C. Airport Subdivision No. 4 in SW1/4 Section 5, S1/2 Section 6, E1/2 Section 7 and NW1/4 Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 2 and 3 in S1/2 Section 6 of R.C. Airport Subdivision No. 4 in SW1/4 Section 5, S1/2 Section 6, E1/2 Section 7 and NW1/4 Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 4 and 5 in E1/2 Section 7 of R.C. Airport Subdivision No. 4 in SW1/4 Section 5, S1/2 Section 6, E1/2 Section 7 and NW1/4 Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot H-1 in the SE1/4 of Section 7, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot 6 in NW1/4 Section 8 of R.C. Airport Subdivision No. 4 in SW1/4 Section 5, S1/2 Section 6, E1/2 Section 7 and NW1/4 Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, R.C. Airport Subdivision No. 1, Lots 3, 4, 5 and 6 in the SW1/4 Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 1 and 2 of the SW1/4 Section 8 and Lot 1 of SW1/4SE1/4 Section 8, all located in T1N, R9E, BHM, Pennington County, South Dakota; and, Lot 7 of R.C. Airport Subdivision No. 1 in SW1/4, Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot 6 in SE1/4 Section 8 of R.C. Airport Subdivision No. 2 in SE1/4 Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, R.C. Airport Subdivision No. 2, Lots 2, 3, 4 & 5 in the SE1/4 Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, R.C. Airport Subdivision No. 3, Lots 1 & 2 in the SW1/4, Section 9, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot H-1 of NW1/4, Section 16, T1N, R9E, BHM, Pennington County, South Dakota; and, All of Section 17, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot 2 in SE1/4 Section 20 of R.C. Airport

STAFF REPORT  
March 26, 2009

---

**No. 09SR018 - SDCL 11-6-19 Review to allow construction of a structure on public property** **ITEM 40**

---

Subdivision No. 5 in SW1/4 Section 16, SE1/4 Section 20, W1/2 and SE1/4 Section 21 and N1/2 Section 28, T1N, R9E, BHM, Pennington County, South Dakota; and, All of the N1/2 of Section 20, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot A and B of SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota; and, Section line right-of-way in the SW1/4 of Section 20 located north of Lot H-1 of Lot A in the SW1/4 of Section 20, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 3, 4, 5 & 6 in Section 21 of R.C. Airport Subdivision No. 5 in SW1/4 Section 16, SE1/4 Section 20, W1/2 and SE1/4 Section 21 and N1/2 Section 28, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot 5A in SW1/4SW1/4 of Section 21 of R.C. Airport Subdivision No. 5 in SW1/4 Section 16, SE1/4 Section 20, W1/2 and SE1/4 Section 21 and N1/2 Section 28, T1N, R9E, BHM, Pennington County, South Dakota; and, W1/2NW1/4, NW1/4SW1/4, Pt. SW1/4SW1/4, Tracts G and H in the SE1/4NW1/4 and E1/2SW1/4, and Tract I in the SW1/4SW1/4, Section 21, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 7 and 8 in N1/2 of Section 28 of R.C. Airport Subdivision No. 5 in SW1/4 Section 16, SE1/4 Section 20, W1/2 and SE1/4 Section 21 and N1/2 Section 28, T1N, R9E, BHM, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 1,719.78 acres
LOCATION	At the northeast terminus of Airport Road
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 sewer and water
DATE OF APPLICATION	3/2/2009
REVIEWED BY	Vicki L. Fisher / Karley Halsted

STAFF REPORT  
March 26, 2009

---

**No. 09SR018 - SDCL 11-6-19 Review to allow construction of a structure on public property** **ITEM 40**

---

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 prior to Planning Commission approval of this item:

1. An elevation showing the dimensions, building material and color of the proposed screening fence proposed around the dumpster area shall be submitted for review and approval;
2. A detailed sign package identifying the dimensions, building material color and illumination for the proposed wall sign shall be submitted for review and approval;
3. A drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that discharge from the proposed improvements shall not exceed pre-development flow rates or local detention facilities shall be provided. In addition, the drainage plan shall provide stormwater treatment for the runoff generated by the first 0.5 inches of rainfall;
4. All necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
5. The applicant shall identify the entity responsible for the operation and maintenance of the water and sewer system to serve the proposed development; and,
6. The applicant shall verify that the existing wastewater disposal system provides adequate capacity for the proposed development. In addition, the applicant shall provide maintenance inspection review comments from South Dakota Department of Environment and Natural Resources for the existing wastewater disposal system if applicable.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review application to construct a 12,076 square foot fire station within the Rapid City Regional Airport property. The applicant has indicated that the building will replace the existing fire station currently located on the property. In addition, the applicant has indicated that the existing fire station will eventually be removed from the property. However, the demolition plans for the existing fire station have not been submitted as a part of this application.

The Rapid City Regional Airport is located north of the intersection of East S.D. Highway 44 and Airport Road. The proposed fire station site is located north and east of the terminus of Airport Road within the Rapid City Regional Airport property. Currently, the City's airport is constructed on the property with runways, numerous accessory structures and parking.

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". The request to construct a public structure on public property is a public

STAFF REPORT  
March 26, 2009

---

**No. 09SR018 - SDCL 11-6-19 Review to allow construction of a structure on public property** **ITEM 40**

---

improvement. In addition, the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvement 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:

Design Features: The applicant has submitted an elevation of the proposed building identifying a one story structure with a flat concrete roof and pre-finished metal edge trim. The applicant has indicated that the building will be constructed with pre-cast concrete panels and pre-cast concrete columns. The building color will be tan with brown trim and a tan roof to match the existing terminal building located on the property. The overall design of the building appears to be consistent with the established design standards for the airport and is appropriate for the site.

Parking: Staff has reviewed the parking calculations for the fire station and noted that eight parking spaces are needed for the four proposed dorm rooms, or two spaces per room to allow for shift changes. In addition, 3 parking spaces are required for the 451 square foot office area at a ratio of 5 parking spaces per 1,000 square foot gross floor area. Fourteen parking spaces are also required for the 558 square foot assembly area at a rate of 25 parking spaces per 1,000 square foot gross floor area. In total, a minimum of 25 off-street parking spaces are required. In addition, two of the parking spaces must be handicap accessible with one of the handicap spaces being "van" accessible. The applicant's parking plan identifies 25 parking spaces with three of the spaces being handicap accessible. In addition, one of the handicap accessible spaces is "van accessible". As such, the applicant's parking plan is in compliance with the City's adopted Parking Regulations.

Landscaping: The applicant has submitted a master plan for the airport identifying that the existing landscaping is in compliance with the City's adopted Landscape Regulations. In addition, the applicant has submitted a landscaping plan identifying that 67,730 additional landscape points are being provided as a part of the construction of the fire station. In particular, the landscape plan shows a row of evergreen and deciduous trees located along the south and west sides of the site. In addition, evergreen and deciduous shrubs are located along the front of the fire station. One landscape planter island is also being provided south of the fire station within the parking lot. The applicant's landscape plan is in compliance with the City's adopted Landscape Regulations.

Dumpster: The site plan shows a dumpster area to be located west of the proposed fire station. A note on the site plan identifies that the dumpster will be screened. However, an elevation of the proposed screening has not been submitted for review and approval. As such, staff recommends that prior to Planning Commission approval, an elevation showing the dimensions, building material and color of the proposed screening fence proposed around the dumpster area be submitted for review and approval.

Signage: The structural elevation of the fire station shows a sign along the front of the building identifying the structure as "Rapid City Fire Station 8". To date, a sign package identifying

STAFF REPORT  
March 26, 2009

---

**No. 09SR018 - SDCL 11-6-19 Review to allow construction of a structure on public property** **ITEM 40**

---

the dimensions, building material, color and illumination of the sign have not been submitted for review and approval. As such, staff recommends that prior to Planning Commission approval, a complete sign package as identified be submitted for review and approval.

Drainage Plan: A drainage plan must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that discharge from the proposed improvements will not exceed pre-development flow rates or local detention facilities must be provided. In addition, the drainage plan must provide stormwater treatment for the runoff generated by the first 0.5 inches of rainfall. Staff recommends that the drainage plan be submitted for review and approval as identified prior to Planning Commission approval.

Water/Sewer: Since the fire station site is located within the boundaries of the Rapid City Regional Airport, staff is requesting that the applicant identify the entity responsible for the operation and maintenance of the water and sewer system to serve the proposed development. In addition, the applicant must verify that the existing wastewater disposal system provides adequate capacity for the proposed development. In addition, the applicant must provide maintenance inspection review comments from South Dakota Department of Environment and Natural Resources for the existing wastewater disposal system to insure that the wastewater system can adequately serve the proposed development if applicable. Staff recommends that the information be submitted for review and approval as identified prior to Planning Commission approval.

Permits: An Air Quality Permit must be obtained from the City prior to any surface disturbance of one or more acres. A Stormwater Quality Management Plan in accordance with the adopted Stormwater Quality Manual must also be obtained prior to the start of construction. A Building Permit must be obtained prior to the start of construction and a Certificate of Occupancy must be obtained prior to occupying the structure.

The location and extent of the proposed construction of the fire station within the Rapid City Regional Airport is consistent with the adopted Comprehensive Plan and the related regulations. As such, staff will recommend that the SDCL 11-6-19 Review be approved if the above noted issues are addressed prior to Planning Commission approval of this item.