

STAFF REPORT

April 23, 2009

No. 09SR028 - SDCL 11-6-19 Review to allow concrete pad at the airport **ITEM 21**

GENERAL INFORMATION:

APPLICANT	Rapid City Regional Airport
AGENT	Claudia Murphy for TSP, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 09SR028 - SDCL 11-6-19 Review to allow concrete pad at the airport
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

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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, containing 1,719.78 acres, more or less

PARCEL ACREAGE	Approximately 1,719.0 acres
LOCATION	Rapid City Regional Airport
EXISTING ZONING	Airport District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District - General Commercial District (Pennington County)
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/27/2009
REVIEWED BY	Jared Ball / Karley Halsted

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RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow a concrete pad at the airport be approved.

GENERAL COMMENTS: The applicant is proposing to construct a 4,666 square foot concrete pad to facilitate the de-icing equipment used by the airport. The proposed pad will be located north of Terminal Road adjacent to the future fire station. The proposed site of the concrete pad is currently zoned Airport District. The property to the north is currently zoned General Agriculture District in Pennington County. The adjacent properties to the south are currently zoned General Agriculture District and General Commercial District in Pennington County. The adjacent properties to the east and west are currently zoned General Agriculture 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 location for the concrete pad is 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 concrete pad at the airport and noted the following considerations:

Erosion and Sediment Control Plan: An Erosion and Sediment Control Plan was submitted with this application. Staff has reviewed the plan and noted that the plan meets the City standards.

Master landscape Plan: On April 15, 2009 the applicant submitted a master landscape plan for the planned improvements at the airport to facilitate the submission of this and future SDCL 11-6-19 applications. Staff has reviewed the plan and noted that the 3,162,245 landscaping points exceed the required number of points for the airport.

Chemical discharge: The plans that were submitted with this application did not identify how the disposal of chemical discharge from the parked de-icing equipment will be handled. Staff has concerns with the discharge of chemicals from the site and has requested additional information from the applicant. On April 17, 2009 the applicant provided information from the Environmental Protection Agency stating that the Spill Prevention Control and Countermeasure requirements apply to any type of oil or oil mixtures. The information provided by the Environmental Protection Agency and submitted by the applicant states that the chemical used in the deicing machine is Glycol and is not subject to the Spill Prevention Control and Countermeasure requirements. As such, staff recommends that the SDCL 11-6-19 to allow concrete pad at the airport be approved.

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The location and extent of the proposed concrete pad are consistent with the adopted Comprehensive Plan and the related regulations. As such, staff recommends that the SDCL 11-6-19 Review to allow concrete pad at the airport be approved.