STAFF REPORT
May 8, 2008

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**No. 08SR034 - SDCL 11-6-19 Review to allow a parking lot      ITEM 55
extension**

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GENERAL INFORMATION:

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| APPLICANT | Rapid City Regional Airport |
| AGENT | Kadrmas, Lee and Jackson |
| PROPERTY OWNER | City of Rapid City |
| REQUEST | **No. 08SR034 - SDCL 11-6-19 Review to allow a parking lot extension** |
| EXISTING LEGAL DESCRIPTION | Lot P-1 of Rapid City Regional Airport No. 6, Section 20, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 13.04 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/Sewer |
| DATE OF APPLICATION | 4/11/2008 |
| REVIEWED BY | Jared Ball / Karley Halsted |

RECOMMENDATION:
Staff recommends that the SDCL 11-6-19 Review to allow a parking lot extension be approved
with the following stipulations:

1.      Prior to Planning Commission approval, the applicant shall submit a landscaping plan in
        compliance with the Rapid City Landscape regulations identifying the landscaping that
        will be provided for the site. In particular, the landscape plan shall include planter islands
        at a rate of one for every 50 parking spaces. The landscape plan shall also show the
        relocated landscaping and identify the required number of landscape points;
2.      Prior to Planning Commission approval, the applicant shall submitted a revised Storm
        Sewer Analysis for review and approval; and,
3.      Prior to Planning Commission approval, the applicant shall submit an Erosion and

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> Sediment Control Plan Narrative for review and approval. In particular, the Erosion and Sediment Control Plan shall address inlet protection.

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 lots to include 149 additional parking spaces. Within the parking lots, 112 of the new parking spaces will be used as long-term parking and 37 of the new parking spaces will be used as short-term spaces. The existing parking lots are located south of the main entrance to the airport. The existing long-term parking lot will be extended south to the exit lane. The existing short-term parking lot will be extended east to the terminal road. The parking lot expansions will include the addition of three handicap parking spaces to equal a total of 20 handicap spaces for the two lots. The property is currently zoned Airport 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 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:

Landscaping: The construction plans submitted for this project do not include a landscaping plan. It appears that some existing landscaping will be removed during the expansion process. According to the site plan that has been submitted there will be a total of approximately 1,021 parking spaces. The Rapid City Municipal Code requires parking lots to have one planter island for every 50 parking spaces. "Each island planter shall contain a minimum of 100 square feet, and provide a minimum of one tree with shrubs, groundcover and/ or mulch covering the base."  Prior to Planning Commission approval, the applicant must submit a full set of landscaping plans identifying the landscaping that will be provided for the site. The plans must include the relocated landscaping, the required landscaping islands and the total number of landscaping points that will be provided.

Drainage: Based on the submitted Storm Sewer Analysis, it appears that pipes P6 and P7 are at capacity and should be upsized with the construction of the new parking lot. The assumptions that were submitted for P7 are close to failure and will require the applicant to

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submit additional information signed and sealed by a Registered Professional Engineer in order to demonstrate that the design will suffice. In addition, the information for the upstream flows and the associated analysis are not included in the report. Prior to Planning Commission approval, the applicant must submitted a revised Storm Sewer Analysis for review and approval, as identified.

Erosion and Sediment Control Plan: The plan that was submitted for this project did not include an Erosion and Sediment Control Plan Narrative in accordance with 1.1.3 of the Rapid City Storm Water Quality Manual. Prior to Planning Commission approval, the applicant must submit an Erosion and Sediment Control Plan Narrative. In particular, the Erosion and Sediment Control Plan must address inlet protection.

Staff recommends that the 11-6-19 Review to allow a parking lot extension be approved with the above mentioned stipulations.