



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

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MEMORANDUM

TO: Public Works Committee

FROM: Mary Bosworth PE
Engineering Project Manager
Growth Management Department

DATE: May 26, 2009

RE: Request to Waive Requirement to Install Sidewalk per City Ordinance 12.16.080 - Lot 1 South Yard Subdivision (09EX058)

A request was submitted on April 27, 2009 requesting that the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived. This request is associated with a building permit for proposed storage units, shop and office.

The City of Rapid Street Code of Ordinances, 12.16.080 New or Relocated Residential Buildings states "*The construction of a permanent sidewalk fronting or abutting all streets, highways and avenues shall be accomplished by the builder, owner or developer of all new or relocated residential or commercial buildings within the city...*" The requested exception would allow the storage units, shop and office to be built without the installation of sidewalks on Cambell Street, East Minnesota Street and Biernbaum Lane.

The lot is located at the southeast corner of the intersection of Cambell Street and East Minnesota Street. Lot 1 of South Yard Subdivision (proposed site for shop and office) is bordered by Cambell Street to the west, East Minnesota Street to the north and Biernbaum Lane to the east. Lot 1 of South Yard Subdivision is zoned Heavy Industrial. Adjacent property to the south and east is zoned Heavy industrial; property to the west (opposite side of Cambell Street) is zoned General Commercial; and property to the north (opposite side of East Minnesota Street) is zoned General Commercial and Heavy Industrial.

Cambell Street is currently classified as a principal arterial street and is constructed with a 48 foot wide asphalt travel surface and 10-foot wide paved shoulders. Street improvements along



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Cambell Street are at final elevations and contours and should not prevent the installation of sidewalk along this portion of Lot 1 of South Yard Subdivision. Installation of sidewalk along Cambell Street would provide a pedestrian travel corridor which will eventually extend along Cambell Street as the area continues to develop and expand.

Staff Recommendation:

Staff recommends that the request to waive the requirement to install sidewalk along Cambell Street be denied.