



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Public Works Committee

FROM: Mary Bosworth PE
Engineering Project Manager
Growth Management Department

DATE: June 9, 2009

RE: Request to Waive Requirement to Install Sidewalk per City Ordinance 12.16.080 – Mel's Auto Body, 1755 South Valley Drive (Lot N of Tract A, Schlottman Addition)

A request was submitted on May 19, 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 an addition to an existing building at Mel's Auto Body.

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 addition to the existing building be built without the installation of sidewalks on South Valley Drive and East Saint Andrew Street.

Mel's Auto Body is located at the northwest corner of the intersection of South Valley Drive and East Saint Andrew Street. The lot is zoned Light Industrial. Adjacent property to the north and west is zoned Light Industrial; property to the south is zoned General Commercial; and property to the east was recently annexed and is currently zoned No Use.

South Valley Drive and East Saint Andrew Street are currently rural road sections with drainage ditches. East Saint Andrew Street is surfaced with asphalt millings. The top of the drainage ditch on South Valley Drive ends at the property line. Installation of property line sidewalk will decrease the capacity of the existing drainage ditch. South Valley Drive is classified as a collector street and in the future would be built to current street design criteria including an increase in the pavement width, storm drainage, curb and gutter. If sidewalks are installed at



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this time, they would more than likely need to be removed and rebuilt when South Valley Drive is reconstructed.

Staff Recommendation:

Staff recommends that the request to waive the requirement to install sidewalk along South Valley Drive and East Saint Andrew Street be approved, contingent upon the applicant signing a Waiver of Right to Protest future sidewalk improvements along South Valley Drive and East Saint Andrew Street