



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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TO: Public Works Committee

FROM: Karley Halsted, P.E. ^{ky}
Engineering Project Manager

DATE: May 13, 2010

RE: Request to waive requirement to install sidewalk per City Ordinance 12.16.080
3404 Meadowbrook Drive
Lot 2, Block 2, Dunham Estates, located in Section 16, T1N, R7E,
Pennington County, South Dakota

A request was received in the Growth Management Office on May 12, 2010 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 a single family residence which was issued July 1, 2009. A 4 foot sidewalk is required to be constructed one foot from the property line along Meadowbrook Drive as per the Rapid City Municipal Code. Surety for the sidewalk has been posted and the owners were given a Temporary Certificate of Occupancy February 10, 2010 which is due to expire June 30, 2010.

The City of Rapid City 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 will allow the single family residence to be built without the installation of sidewalk on Meadowbrook Drive.

The lot is located in the Dunham Estates subdivision that was platted in June 2002. Meadowbrook Drive was built in 1979 as part of the Parkridge Village Planned residential development and sidewalks were not required. There is currently no sidewalk on Meadowbrook Drive. Meadowbrook Drive is classified as a local street and is located within a 60' right of way. There is existing sidewalk approximately 105' to the north and also directly across the street.

There is potential conflict with property line sidewalk and established landscaping on the neighboring properties. Additionally the topography would make it difficult to build property line sidewalk without importing a minimal amount of fill material. Staff would support an exception that would allow for curb line sidewalk in order to eliminate conflicts. The installation of sidewalks



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will ensure the safety of pedestrian traffic, is in accordance with City Ordinance and is consistent with Rapid City's 2020 Strategic Goal #2 which provides for a pedestrian friendly community.

Staff Recommendation: Staff recommends the request to waive the requirement to install sidewalk be denied.