

CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701



Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

TO: Public Works Committee

FROM: Ted T. Johnson, P.E.
Engineering Project Manager
Public Works Department

DATE: March 3, 2011

RE: Request for Exception to waive the requirement to install sidewalk along East Boulevard per City Ordinance 12.16.080
Unplatted portion of SE ¼ of NE ¼, S1, T1N, R7E (formerly known as Morgan's Addition, Block 3, Lots 16-26, 16A), Pennington County, SD
Exception File Number 11EX219

A request was submitted on February 11, 2011 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived for the proposed Black Hills Workshop Group Home facility to be located on the east side of East Boulevard approximately one block south of Quincy Street. The proposed development includes the construction of two group homes, parking, landscaping water main, drainage features and related improvements. A minimum four (4) foot wide sidewalk is required to be constructed one foot from the property line along East Boulevard as per the Rapid City Municipal Code.

The City of Rapid City Code of Ordinances, 12.16.080 New or Relocated Residential or Commercial 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 group homes and improvements to be built without the installation of sidewalk on East Boulevard.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Request for Exception
Unplatted portion of SE ¼ of NE ¼, S1, T1N, R7E
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The proposed Black Hills Workshop Group Home improvements are located in the unplatted portion of the SE ¼ of NE ¼ Section 1, T1N, R7E (formerly known as Morgan's Addition, Block 3, Lot 16-26, 16A), south of the intersection of East Boulevard and Quincy Street, and on the east side of East Boulevard. The topography of the developed site will be fairly level adjacent to the street and slightly up hill to the south toward the existing Cornerstone Mission facility. The street right-of-way beyond the Cornerstone Mission driveway and internal sidewalk slopes sharply away from the street pavement and prohibits the installation of sidewalk at this time.

Currently curb sidewalk is installed on the west side of East Boulevard from Quincy Street to the northern boundary of this property. There is existing sidewalk on the east side of East Boulevard approximately two hundred and forty-five feet north of this property at the intersection of East Boulevard and Quincy Street. Future development of the property just north of this site would require installation of sidewalk and would provide a connection to this property. Sidewalk installation along the proposed Black Hills Workshop property would provide a safe pedestrian corridor along this property and would connect to the existing internal sidewalk at the Cornerstone Mission facility.

This request is associated with the Planned Commercial Development, Planning File Number 11PD008, which will be heard at Planning Commission March 10, 2010.

Staff Recommendation: Staff recommends that the request to waive the requirement to install sidewalk on East Boulevard be denied.

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS** RECEIVED

PROJECT Black Hills Workshop Foundation

FEB 11 2011

DATE: 2/11/11 SUBMITTED BY: Doug Meiron

PIN #: 38194 820 E. Blvd

Rapid City Growth
Management Department

LEGAL DESCRIPTION: 1N-07E SEC 01, Unplatted Unplatted Portion of SE 1/4
NE 1/4 (Formerly Known as Morgans Addition BLK 3, Lot 16-26, 16A)

EXCEPTION REQUESTED: SECTION RCDCM Section 61.0 STD / CRITERIA / REG Criteria

DESCRIPTION OF REQUEST: Exempt from installation of property line sidewalk.

JUSTIFICATION: Due to adjoining properties do not have property line sidewalks,
and the property to the south will never have a property line sidewalk due to the topography. Public Works Dept. have
plans to finish extending the sidewalk on the west side of E. Blvd to the top of the hill this spring.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: *[Signature]* DATE: 2/11/11

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: _____

STAFF RECOMMENDATION: _____

REVIEWED BY: _____

DATE: _____

AUTHORIZATION:

APPROVED

DENIED

GROWTH MANAGEMENT DIRECTOR

DATE

[Signature]

APPROVED

DENIED

3-3-11

PUBLIC WORKS DIRECTOR*

DATE

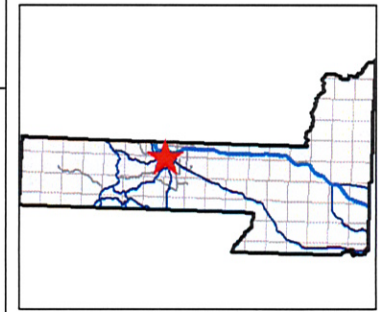
FILE #: 11EX219

Revised 11/06/07

ASSOCIATED FILE#: 11PD008

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.

Rapid City-Pennington County GIS



Legend

Roads

- Not classified
- Interstate
- US Highway
- SD Highway
- County Highway
- Main Road
- Minor Arterial
- Collector
- Ramp
- Paved Road
- Unpaved Road
- Driveway
- Unimproved Road
- Trail
- other
- Not yet coded

Township/Section lines

- SECTION
- TOWNSHIP
- Parcel Boundary

Lot Lines

- COUNTY BOUNDARY
- LOT LINE
- PARCEL LINE
- ROAD ROW
- RR ROW
- SECTION LINE
- TOWNSHIP LINE
- WATER LINE
- STATE BOUNDARY
- PLSS Sections
- County Line
- City Boundaries
- Rapid City

Scale: 1:1,874



Map center: 44° 4' 30.0" N, 103° 12' 57.6" W

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