



PW062811-11
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: Brandon Quiett
Engineering Project Engineer
DATE: June 21, 2011
RE: Request to waive requirement to install sidewalk per City Ordinance 12.16.080
2540 E. Hwy 44
Lot 15RA, and Lot 5, Hills View Subdivision, located in Section 5, T1N, R8E, BHM, Rapid City, South Dakota

A request was received in the Public Works Office on June 20, 2011 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived. This request is associated with an Initial and Final Planned Industrial Development for a precast concrete facility in Heavy Industrial Zoning. A 4 foot sidewalk is required to be constructed one foot from the property line along Hwy 44 as per the Rapid City Municipal Code. During platting of lot 15R, an exception request to not install sidewalk on the north side of Hwy 44 along the frontage of Lot 15 Revised Less Lot 15RA and Lot 15RA of Hills view Subdivision was denied on April 14, 2010 (See attached - 10EX037).

The City of Rapid City Code of Ordinances, 12.16.080 New or Relocated Residential or Commercial Buildings. Section (A) 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..."

Section (C) states:

"Application for variance. Any person aggrieved by any decision of the Building Official under this section may apply in writing to the Common Council for a variance from the requirements of this section."

Therefore, as allowed by ordinance, see attached written request from the land owner to the Common Council.

The subject properties are located on the north side of Hwy 44 in the Hills View Subdivision at the location where the Hawthorne Irrigation Ditch crosses Hwy 44. Hwy 44 is a state highway



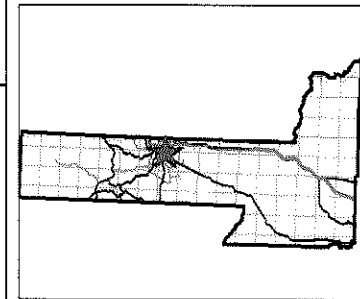
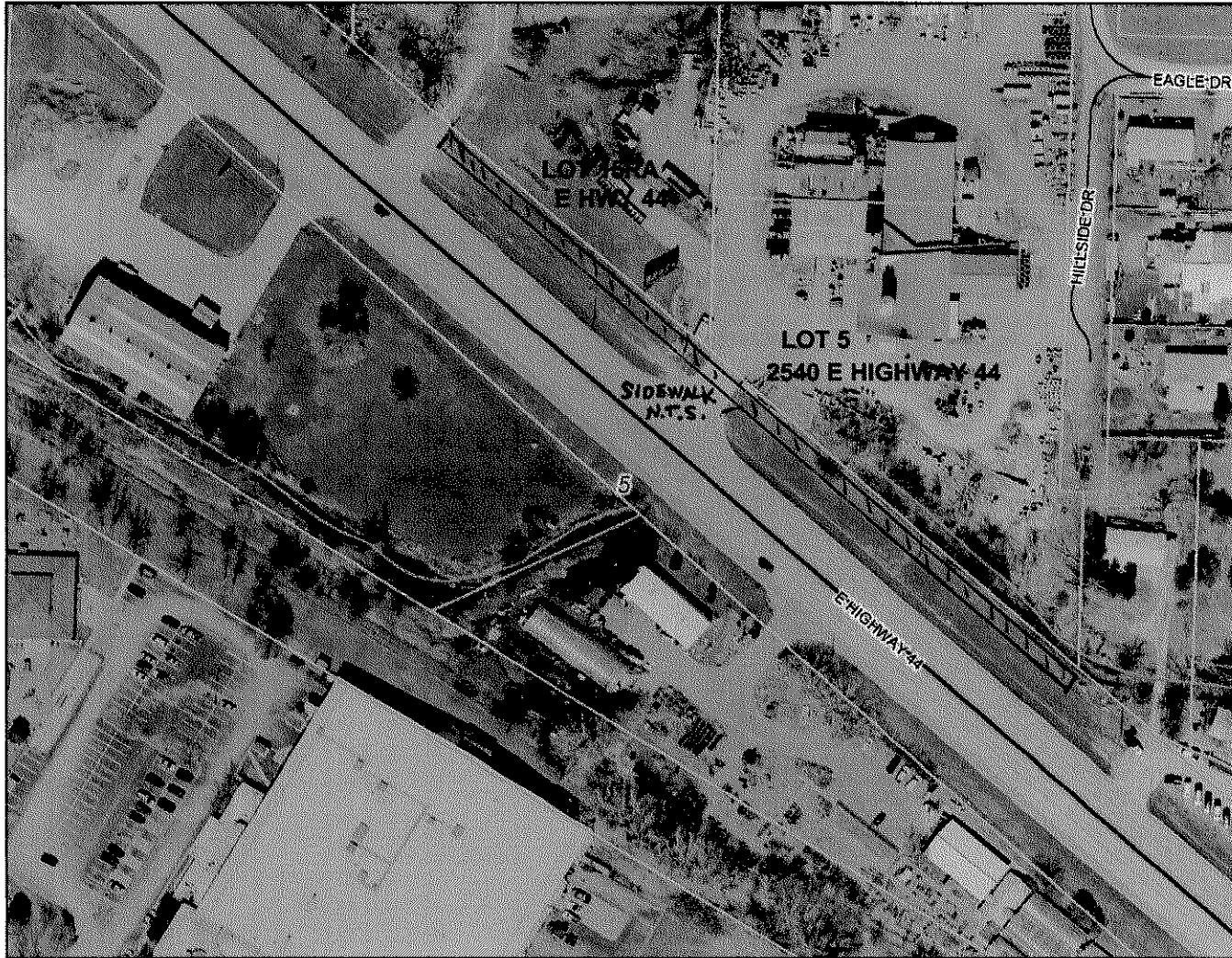
EQUAL OPPORTUNITY EMPLOYER

with no sidewalk in the location of the subject properties, or sidewalk on the east or west to connect to. The properties' frontage within the Right of Way gently slopes from the northwest to the southeast. There are topographic issues with the Hawthorne Irrigation Ditch if a property line sidewalk is required. Currently there is a pedestrian demand path across the property frontage located approximately 8 to 10 feet from the back of curb. A sidewalk location closer to Hwy 44 is feasible but would require the owner to obtain an exception to the Street Design Criteria Manual. Staff would support relocating the sidewalk within the R.O.W., provided the sidewalk is installed far enough away from the back of curb to create a buffer from vehicular traffic.

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



J & D Precast Planned Development



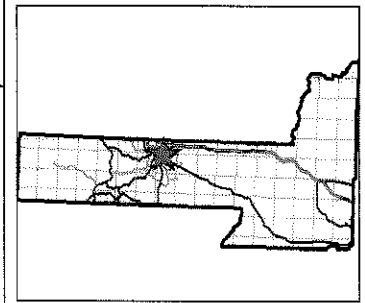
Legend

- 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
- David City
-
- Scale: 1:1,804

0 175 350 525 ft.

Map center: 44° 4' 19.0" N, 103° 10' 27.5" W

DISCLAIMER: This map is provided 'as is' without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in a constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.



Legend

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- SECTION LINE
- TOWNSHIP LINE
- WATER LINE
- STATE BOUNDARY
- PLSS Sections
- County Line
- City Boundaries



Scale: 1:1,830



Map center: 44° 4' 20.0" N, 103° 10' 25.9" W

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







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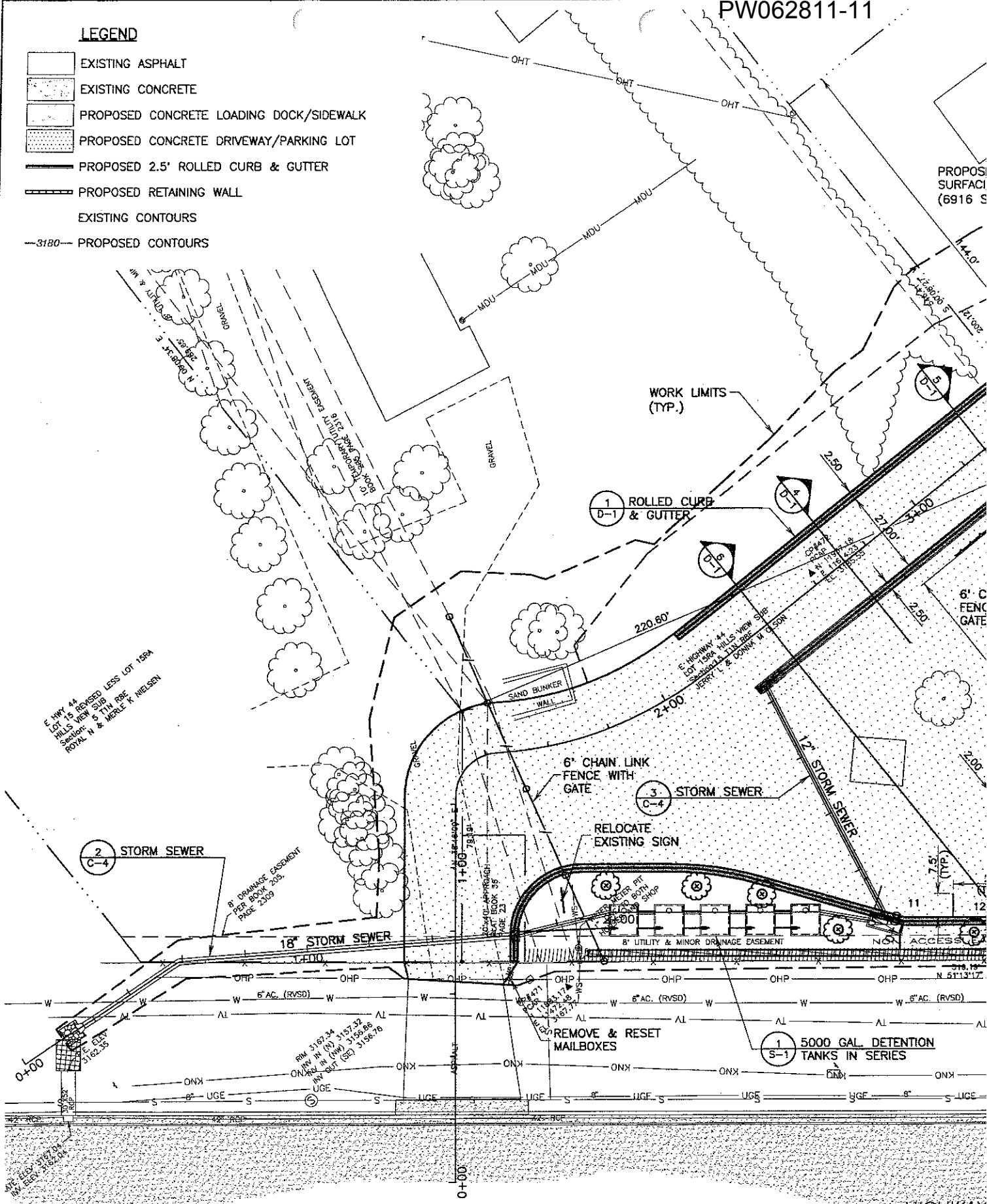


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LEGEND

-  EXISTING ASPHALT
-  EXISTING CONCRETE
-  PROPOSED CONCRETE LOADING DOCK/SIDEWALK
-  PROPOSED CONCRETE DRIVEWAY/PARKING LOT
-  PROPOSED 2.5' ROLLED CURB & GUTTER
-  PROPOSED RETAINING WALL
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



E. HWY 44
LOT 15 REVERED LESS LOT 15RA
HILLS VIEW SUB
Section: 5 TH RBE
ROYAL W & MARLE K NIELSEN

PARKING REQUIREMENT CALCULATION

| | |
|-------------------------------------|-------------------------------------|
| OFFICE: 1120 SF = | 5.6 SPACES |
| ROOF TILE PRODUCTION: 3000 SF. = | 6.3 SPACES |
| PRECAST PRODUCTION: 1600 SF. = | 3.4 SPACES |
| MATERIAL STORAGE/CURING: 2213 SF. = | 0.6 SPACES |
| WAREHOUSE/STORAGE: 6048 SF. = | 1.5 SPACES |
| ROOF TILE STORAGE: 8663 SF. = | 2.2 SPACES |
| GARAGE/STORAGE: 2610 SF. = | 0.7 SPACES |
| TOTAL REQUIRED PARKING = | 20.3 < 23 STALLS PROVIDED |

ZONING
HEAVY INDUSTRIAL

USE
PRECAST CONCRETE PRODUCTION AND STORAGE
WITH 5-8 EMPLOYEES.

May 22, 2011 11:46:14 AM
 Drawn by: 0017102 SITE PLAN (DWG) (P) (\\work-data\cete\projects & proposals\0717102 JOB PRECAST SITE DEVELOPMENT\DWG\SS\PLAN06)