



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

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TO: Public Works Committee

FROM: Brandon Quiett
Engineering Project Engineer

DATE: May 10, 2013

RE: Request to waive requirement to install sidewalk per City Ordinance 12.08.060
Lot 5, Red Rock Estates Subdivision, Section 29, T1N, R7E, BHM, Rapid City,
Pennington County, South Dakota
6739 Prestwick Rd.

A request was received in the Public Works Office on May 3, 2013, requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived. This request is associated with a building permit.

The City of Rapid City Code of Ordinances 12.08.060 - New and Existing Developments, 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's engineer to the Common Council.

STAFF SUMMARY AND RECOMMENDATION

The subject property is located on the west side of Prestwick Dr. in section 29 approximately 550' north of Muirfield Drive, and 1,250' south of Bethpage Drive. Prestwick Drive has a fully developed road section with curb and gutter the full length. The property has approximately 130' of frontage along Prestwick Drive. Per the Infrastructure Design Criteria Manual a minimum 4' wide sidewalk is required to be installed 1' off of the property line within the right-of-way. The owner is proposing to install sidewalk only on the south side of their driveway. Current grades along the frontage of this property would not be excessively difficult for sidewalk installation. The adjacent property to the south has sidewalk, but no sidewalk exists north of this property to Bethpage Drive.



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The parcel between this property and Bethpage Drive is currently undeveloped and contains a large drainage ravine. Sidewalk is triggered at the time of a building permit and due to the fully developed road section and surrounding residential development staff recommends that sidewalk be installed at this time.

Staff Recommendation: Staff recommends the request to waive the requirement to install sidewalk be denied. However, if City Council shall approve of the variance request, the applicant shall sign a Waiver-of-Right-to-Protest.



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