



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

## Public Works Department Engineering Services Division

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TO: Public Works Committee

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

DATE: July 22, 2013

RE: Request for Exception to waive the requirement to install sidewalk along propose Lytle Lane per City Ordinance 12.08.060  
Proposed Lots 1 through 3 of the Orchard Meadows Subdivision, all located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, SD

A request was received on July 3, 2013 to waive the requirement to install sidewalk along proposed Lytle Lane per City of Rapid City Ordinance 12.08.060 for the proposed Orchard Meadows Development. Proposed Lots 1, 2 and 3 include app. 9.60 acres of commercially zoned property that abut the south side of the State Highway Right-of-Way. The proposed Orchard Meadows development encompasses approximately 108 acres of property and is anticipated to include a mix of general and office commercial uses, multi-family and single family homes: and paved local streets with curb and gutter and sidewalks, water and sanitary sewer mains, stormwater drainage features, green space, landscaping and related improvements. In accordance with City Ordinance, a minimum four (4) foot wide property line sidewalk is required to be constructed along the proposed Lytle Lane.

The City of Rapid City Code of Ordinances, 12.08.060 New and existing developments 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 existing residential or commercial buildings within the city..."*

The requested exception would allow the subdivision and related infrastructure improvements to be built without the installation of sidewalk along proposed Lytle Lane. The Applicant has indicated the area would be served by a system of multi-use trails but



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has not provided a site plan or drawings showing these proposed trail improvements or building layout. Coordinated and properly designed pedestrian corridors can provide safe and efficient pedestrian passageways but require substantial analysis, cooperation and dedicated access easement/agreements to function properly. Without any supporting information and details it cannot be determined if these considerations are being met.

The proposed Orchard Meadows Subdivision is located in Section 9, T1N, R8E, on the south side of SD Highway 44 and east of Elk Vale Road and Twilight Drive. A preliminary master plan is attached showing the proposed phasing and layout of the subdivision.

This request is associated with a Preliminary Subdivision Plan, 13PL049.

**Staff Recommendation:** Staff recommends that sidewalks be installed along proposed Lytle Lane in accordance with the RCMC Ordinance No. 12.08.060 unless the applicant can demonstrate a comprehensive, protected and publicly accessible pedestrian corridor(s) can be provided throughout the commercially zoned portions of this development.