



# 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: March 19, 2014

RE: Request to waive requirement to install sidewalk per City Ordinance 12.08.060  
3210 Harmony Ln., 3214 Harmony Ln., 3218 Harmony Ln., 3228 Harmony Ln.,  
3234 Harmony Ln., 3242 Harmony Ln., 3302 Harmony Ln., 3306 Harmony Ln.,  
3310 Harmony Ln., 3318 Harmony Ln., 3326 Harmony Ln., 3328 Harmony Ln

Lots 1-19, Willard Subdivision, Section 4, T1N, R7E, BHM, Rapid City,  
Pennington County, South Dakota

The City of Rapid City is reconstructing Harmony Lane. The existing right-of-way is 23.8' wide, and the street currently has no sidewalks. Due to the lack of sufficient right-of-way, the city is proposing to install a 4' curbside sidewalk only along the south side of the road. The city is currently acquiring an additional 6.2' of right-of-way to accommodate the proposed street section with sidewalk only on the south side of the road.

The intent of this variance request is to relieve the property owners of being required to pursue a variance for sidewalk when they apply for building permits in the future. The proposed street section with sidewalk only on the south side of the road is acceptable to the Public Works Department considering the right-of-way constraints.

The City of Rapid City Code of Ordinances, 12.08.060 - New and existing development, 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..."*

Therefore, without approval of this variance, the property owners would be required to either install sidewalk or pursue a variance to obtain a building permit. Due to the lack of right-of-way, installation of sidewalk in the future will not be feasible.

**Staff Recommendation:** Staff recommends the request for a variance from the sidewalk requirements per RCMC 12.08.060 be approved, to allow future building permits to be issued without triggering sidewalk installation along the north side of Harmony Lane abutting the above mentioned properties.



EQUAL OPPORTUNITY EMPLOYER