



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Planning Commission

FROM: Monica Heller, Community Planning Coordinator

DATE: November 10, 2009

RE: Sidewalk Requirements

Bicycling and walking are important elements of an integrated, intermodal transportation system. Sidewalks provide a pedestrian network, serve as meeting places for friends and neighbors, play areas for children, retail display areas and settings for special events. Sidewalks, just like roadways, must form an unbroken coordinated network if they are to provide an effective transportation system for pedestrians.

The Planning Commission approved an Ordinance Amendment on July 10, 2008 to revise the sidewalk requirements by amending Chapter 12.16.080. This amendment revised the exceptions to the requirement to construct sidewalks, but did not revise when a sidewalk is required to be constructed. The current ordinance only requires a sidewalk to be constructed if a residential or commercial building is newly constructed or relocated onto a site. This ordinance does not require sidewalk installation when an addition or expansion occurs no matter how significant the increase in density or intensity of use.

The current City Ordinance and policy have been effective in getting sidewalks constructed with new construction, but they do not require construction of sidewalks when existing buildings are expanded or renovated. In order to increase the walkability of our community, staff has reviewed the existing Zoning Ordinance to determine when a property must be brought up to current standards. Based on that research the following options are offered for consideration.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Option 1 – (Current Requirements) Require sidewalks to be constructed along the adjacent roadway(s) for new or relocated buildings only.

Option 2 - Require sidewalks to be constructed along the adjacent roadway(s) for new or relocated buildings, when a building permit is granted to enlarge by 20% or more a structure or parking lot on the property or increase the occupant load by 20% or more. This is consistent with the City's requirements to bring properties being redeveloped into compliance with the existing landscaping requirements.

Option 3 - Require sidewalks to be constructed along the adjacent roadway(s) for new or relocated buildings, or when a use is initiated (Standard Industrial Classification changes) or expanded (building permit is granted to enlarge by 20% or more a structure or parking lot on the property or increase the occupant load by 20% or more). This is consistent with the City's requirements to bring properties being redeveloped into compliance with the existing off-street parking requirements.

Option 4 – Require sidewalk to be constructed when a permit is issued for any expansion.

Staff Recommendation: Authorize staff to advertise for public hearing to consider an amendment to amend Chapter 12.16.080, consistent with Option 3, to require sidewalks be constructed along the adjacent roadway for new or relocated buildings, when a use is initiated (Standard Industrial Classification changes) or expanded (building permit is granted to enlarge by 20% or more a structure or parking lot on the property or increase the occupant load by 20% or more).