

STAFF REPORT
February 24, 2011

No. 10OA015 - Ordinance Amendment to require the construction of a sidewalk from a structure to the right-of-way by adding Section 17.50.305 to the Rapid City Municipal Code **ITEM 3**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	No. 10OA015 - Ordinance Amendment to require the construction of a sidewalk from a structure to the right-of-way by adding Section 17.50.305 to the Rapid City Municipal Code
DATE OF APPLICATION	10/8/2010
REVIEWED BY	Marcia Elkins / Monica Heller / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to require the construction of a sidewalk from a structure to the right-of-way by adding Section 17.50.305 to the Rapid City Municipal Code be **continued to the April 7, 2011 Planning Commission meeting.**

GENERAL COMMENTS:

Bicycling and walking are important elements 10oaf an integrated, intermodal transportation system. Sidewalks, just like roadways, must form an unbroken coordinated network if they are to provide an effective transportation system for pedestrians. A Special Planning Commission Meeting held on January 19, 2010, to discuss possible revisions to sidewalk requirements to help develop a more effective transportation system for pedestrians. As a result of the Special Planning Commission meeting discussion, staff developed four proposed ordinance amendments and presented them at the March 4, 2010, Planning Commission meeting. Staff was directed to hold an open house to give the public the opportunity to review and provide input on the four proposed ordinance amendments.

The proposed ordinance amendments were posted on the City's website and over 300 postcards were sent out to notify developers, consultants and other interested parties of the open house. The open house was held on March 23, 2010, in the Third Floor Conference Room at the City School Administration Center. A total of 6 people attended the meeting. Public feedback was gathered via conversations with attendees and one written comment sheet. In addition to the comment sheet and conversational comments received at the meeting, staff received phone calls from interested parties.

STAFF REVIEW:

There is currently no requirement to provide a sidewalk connection from the right-of-way to a building. Staff presented a proposed amendment to require all non-residential buildings to have a minimum of one sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure to the Planning Commission on March 4, 2010, and solicited public comments on the proposed ordinance amendment at an open house on March 24, 2010.

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Staff received some questions on the proposed amendment to require all non-residential buildings to have a minimum of one sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure, but no opposition was noted.

On October 7, 2010, the Planning Commission authorized staff to advertise for a public hearing on an Ordinance Amendment to require the construction of a sidewalk from a structure to the right-of-way by adding Section 17.50.305 to the Rapid City Municipal Code.

Staff recommends adding Section 17.50.305 to the Rapid City Municipal Code as follows:

17.50.305 Minimum pedestrian access requirement.

- A. *Duty to provide and maintain pedestrian access.*
 - 1. All non-residential buildings will be required to have a minimum of one sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure. (A painted crosswalk may only be used for sidewalk crossing within drive aisles.) If no sidewalk exists along the public roadway(s) the development must also construct sidewalk(s) along the full length of the site's property line(s) abutting public roadways within the existing or proposed public right-of-way.
 - 2. The sidewalk shall be designed and constructed in accordance with the applicable provisions of the Americans with Disabilities Act (ADA).
 - 3. Every building, or portion of building hereafter erected, and every initiation or expansion of use involving an existing building, shall be provided with permanently maintained pedestrian access as provided in this chapter.
- B. *Initiation and expansion of use.* Every building, structure or use which does not conform to the requirements of this title shall conform with the provisions of this section when a use is initiated or expanded
 - 1. A use is initiated when:
 - a. A building or structure is erected;
 - 2. A use is expanded when:
 - a. An existing building or structure is enlarged by 20% or more with respect to square feet of gross floor area (SFGFA);
 - b. An existing building or structure is modified internally to accommodate an increased occupant load of 20% or more, as determined by the current building codes adopted by the City of Rapid City;
 - c. A use is expanded by 20% or more as measured by area, employees, rooms, seats, dwelling units or occupants.