



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Growth Management Department

300 Sixth Street

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### MEMORANDUM

TO: Public Works Committee

FROM: Todd Peckosh, Project Engineer

DATE: December 6, 2006

RE: Request to waive requirement to install sidewalk on Tract 6 of Signal Heights Addition, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

A request has been submitted by Centerline, to waive the requirement for installation of sidewalk as part of the proposed construction of a Cornerstone Transitional Housing facility on the above legally described property. The proposed site is located along the east side of East Boulevard, approximately midway up the hill to Signal Heights. The property has approximately 780 feet of frontage with East Boulevard. Chapter 12.16.080 of the Rapid City Municipal Code requires the installation of sidewalk along the abutting street. Centerline has requested, on behalf of Cornerstone, a variance to waive the requirements to install the sidewalk along East Boulevard due to topographic constraints.

A site visit confirms the topographic constraints as indicated by applicant. Along most of the frontage with East Boulevard, the ground drops off immediately behind the existing curb at a slope of approximately 2:1, for 10 or 20 vertical feet to a relatively flat area below. The construction of sidewalk along East Boulevard would require placing fill 10 to 20 feet high and 8 to 10 feet wide along a substantial portion of the property.

The west side of East Boulevard is relatively flat behind the curb with adequate room for a sidewalk. It is anticipated any future sidewalk along East Boulevard will be on the west side of the street.

**Staff Recommendation:** Staff recommends that a Variance be granted to waive the requirement to construct sidewalk along the east side of East Boulevard as per Chapter 12.16.080 of the Rapid City Municipal Code.



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