



CITY OF RAPID CITY

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TO: Public Works Committee

FROM: Karley Halsted, P.E.
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DATE: January 28, 2009

RE: Appeal of denial for an exception to allow curbside sidewalk with rolled curb
Skyline Village
PIN 3722400009

A request was submitted by Lawrence M. Kostaneski, Centerline, on December 23, 2008 for an exception to allow curb side sidewalk with rolled curb on the proposed Bendert Lane in the Skyline Village Subdivision. This request is associated with Planned Unit Development, File #08PD067 and Subdivision Variance, File #08SV059, which were approved with stipulations at the January 22, 2009 Planning Commission Meeting.

The City of Rapid City Street Design Criteria Manual states in Section 7.3, "depending on street classification and on-street parking provisions, curb and sidewalk configuration shall be in accordance with Table 7-1". Table 7-1 requires standard curb and property line sidewalk for subcollectors, Bendert Lane is classified as a subcollector. The requested exception would allow curbside sidewalk with rolled curb.

The proposed Bendert Lane will be a cul-de-sac which serves forty-two (42) townhomes and three (3) single family residences. The proposed subdivision is being built as a retirement community. The requested exception for rolled curb will not provide the controlled access that standard curb and driveway approaches would provide. In addition, requesting the sidewalk be built curbside would eliminate the buffer afforded to pedestrians with property line sidewalk reducing the public safety.

Staff Recommendation: Staff recommends denial of the exception to allow curbside sidewalk with rolled curb. However, staff would be supportive of allowing curbside sidewalk with standard curb OR property line sidewalk with rolled curb.

CC: File 08PD067, 08SV059



EQUAL OPPORTUNITY EMPLOYER