



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

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TO: Public Works Committee

FROM: Karley Halsted, P.E.
Engineering Project Manager
Growth Management Department

DATE: April 23, 2009

RE: Request to waive requirement to install sidewalk per City Ordinance 12.16.080
Scotts Addition, Lots 12-14
PIN 2035229001

A request was submitted on April 21, 2009 requesting that the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived. This request is associated with a proposed apartment building which will have six units.

The City of Rapid City Street Code of Ordinances, 12.16.080 New or Relocated Residential Buildings 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...*" The requested exception will allow the six unit Apartment Complex to be built without the installation of sidewalk on Anamosa Street or Silver Street.

The lots are located on the southeast corner of Anamosa Street and Silver Street. There is currently no sidewalk on Anamosa Street or Silver Street in the vicinity of this property, however in 2010 Silver Street will be reconstructed as part of the Silver Street Utility Improvements. The plans for this reconstruction make provisions for property line sidewalk. At this time posting surety for the sidewalk may be appropriate to allow the applicant to await the reconstruction of Silver Street and ensure that the sidewalk is tied in correctly.

The topography of this site is such that the elevation falls from west to east away from Silver Street. Additionally, the site has a depression along Anamosa Street that would make it difficult to build property line sidewalk without importing fill material. For this property, an exception would be granted to waive the requirement to grade +2% from back of curb to face of sidewalk, which would allow the property-line sidewalk to be installed at a grade which matches the existing site conditions.

This is a residential area that serves both medium and high densities. The construction of the proposed apartment complex will further increase the density. Due to the existing and proposed



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development the installation of sidewalks will ensure the safety of pedestrian traffic in this area and provide connectivity with proposed improvements in the area.

Staff Recommendation: Staff recommends the request to waive the requirement to install sidewalk be denied.