



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: Mary Bosworth PE
Engineering Project Manager
Growth Management Department

DATE: May 12, 2009

RE: Request to Waive Requirement to Install Sidewalk per City Ordinance 12.16.080
Unplatted balance of the NW1/4SW1/4 SEC17 T1N R8E
(referred to as Lot A – east lot)
PIN 3817301008

A request was submitted on April 27, 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 building permit for proposed storage units, shop and office.

The City of Rapid 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 would allow the storage units, shop and office to be built without the installation of sidewalks on East Minnesota Street and Biernbaum Lane.

The lots are located at the southeast corner of the intersection of Highway 79 and East Minnesota Street. Lot A (proposed site for the storage units) is bordered by East Minnesota Street to the north and Biernbaum Lane to the west. Lot A is zoned Heavy Industrial. Adjacent property to the south, west and east is zoned Heavy industrial; additionally, property to the west (opposite side of Campbell Street is zoned General Commercial; and property to the north (opposite side of East Minnesota Street) is zoned General Commercial and Heavy Industrial. There are no residential zoned properties within the vicinity which would benefit from the installation of sidewalks at this location.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Currently East Minnesota Street dead-ends and connects to Biernbaum Lane. The final grade for the construction of East Minnesota Street has not been determined. There are several constraints which need to be evaluated in determining the final grade – including conveyance of storm drainage and the crossing of the existing railroad. The grades of street currently intersecting with East Minnesota Street may need to be changed after the final elevations are determined. Biernbaum Lane is currently a rural road section with drainage ditches. If sidewalk is installed at this time, they would more than likely need to be removed and rebuilt when East Minnesota Street is constructed.

Staff Recommendation:

Staff recommends that the request to waive the requirement to install sidewalk along East Minnesota Street and Biernbaum Lane be approved, contingent upon the applicant signing a Waiver of Right to Protest future sidewalk improvements along East Minnesota Street and Biernbaum Lane.