



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
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DATE: April 8, 2010

RE: 10EX034 Request to waive requirement to install sidewalk along Edwards Street per City Ordinance 12.16.080
Dakotah Steakhouse
Lots A & B of Lot 1 of Lot D less Lot H1, K-W Subdivision, Section 28, T2N, R8E, Pennington County, South Dakota

A request was submitted on April 7, 2010 requesting that the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived for the Dakotah Steakhouse Restaurant proposed on the southwest corner of Edwards Street and Elk Vale Road. The proposed development includes the construction of full service restaurant with on-sale liquor, parking, landscaping and drainage features. A 4' sidewalk is required to be constructed one foot from the property line along Edwards Street as per the Rapid City Municipal Code.

The City of Rapid City Street Code of Ordinances, 12.16.080 New or Relocated Residential or Commercial 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 restaurant to be built without the installation of sidewalk on Edwards Street.

The lots are located in the K-W subdivision, south of Interstate 90 and west of Elk Vale Road. The topography of this site is such that the elevation falls from west to east at an approximate 2% grade with the property line grade being relatively flat.

There is currently no sidewalk on Edwards Street as it abuts the property. There is existing sidewalk 200 feet to the north of the property along Elk Vale Road. Additionally, the SD Department of Transportation installed pedestrian facilities south of the property at Cheyenne Boulevard intending to provide connectivity as development occurs along the corridor. Sidewalk installation along Edwards Street would provide pedestrian access to the Elk Vale Road corridor in an area that has potential for substantial commercial growth in the near future.

This request is associated with the Major Amendment to the Planned Commercial Development, file number 10PD028, which was heard at Planning Commission April 8, 2010. The applicant



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expressed their intent to request an exception to waive the requirement to install sidewalks on Edwards Street and Elk Vale Road. Planning Commissioners Marchand, Wyss, Kinniburgh and Rolinger identified that the sidewalk should be installed as it is an additional commercial facility within an area which will develop rapidly in the near future and where pedestrian activity is already occurring.

Staff Recommendation: Staff recommends that the request to waive the requirement to install sidewalk on Edwards Street be denied.