



PW062811-11
CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

**Public Works Department
Engineering Services Division**

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

TO: Public Works Committee
FROM: Brandon Quiett
Engineering Project Engineer
DATE: June 21, 2011
RE: Request to waive requirement to install sidewalk per City Ordinance 12.16.080
2540 E. Hwy 44
Lot 15RA, and Lot 5, Hills View Subdivision, located in Section 5, T1N, R8E, BHM, Rapid City, South Dakota

A request was received in the Public Works Office on June 20, 2011 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived. This request is associated with an Initial and Final Planned Industrial Development for a precast concrete facility in Heavy Industrial Zoning. A 4 foot sidewalk is required to be constructed one foot from the property line along Hwy 44 as per the Rapid City Municipal Code. During platting of lot 15R, an exception request to not install sidewalk on the north side of Hwy 44 along the frontage of Lot 15 Revised Less Lot 15RA and Lot 15RA of Hills view Subdivision was denied on April 14, 2010 (See attached - 10EX037).

The City of Rapid City Code of Ordinances, 12.16.080 New or Relocated Residential or Commercial Buildings. Section (A) 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..."

Section (C) states:

"Application for variance. Any person aggrieved by any decision of the Building Official under this section may apply in writing to the Common Council for a variance from the requirements of this section."

Therefore, as allowed by ordinance, see attached written request from the land owner to the Common Council.

The subject properties are located on the north side of Hwy 44 in the Hills View Subdivision at the location where the Hawthorne Irrigation Ditch crosses Hwy 44. Hwy 44 is a state highway



EQUAL OPPORTUNITY EMPLOYER

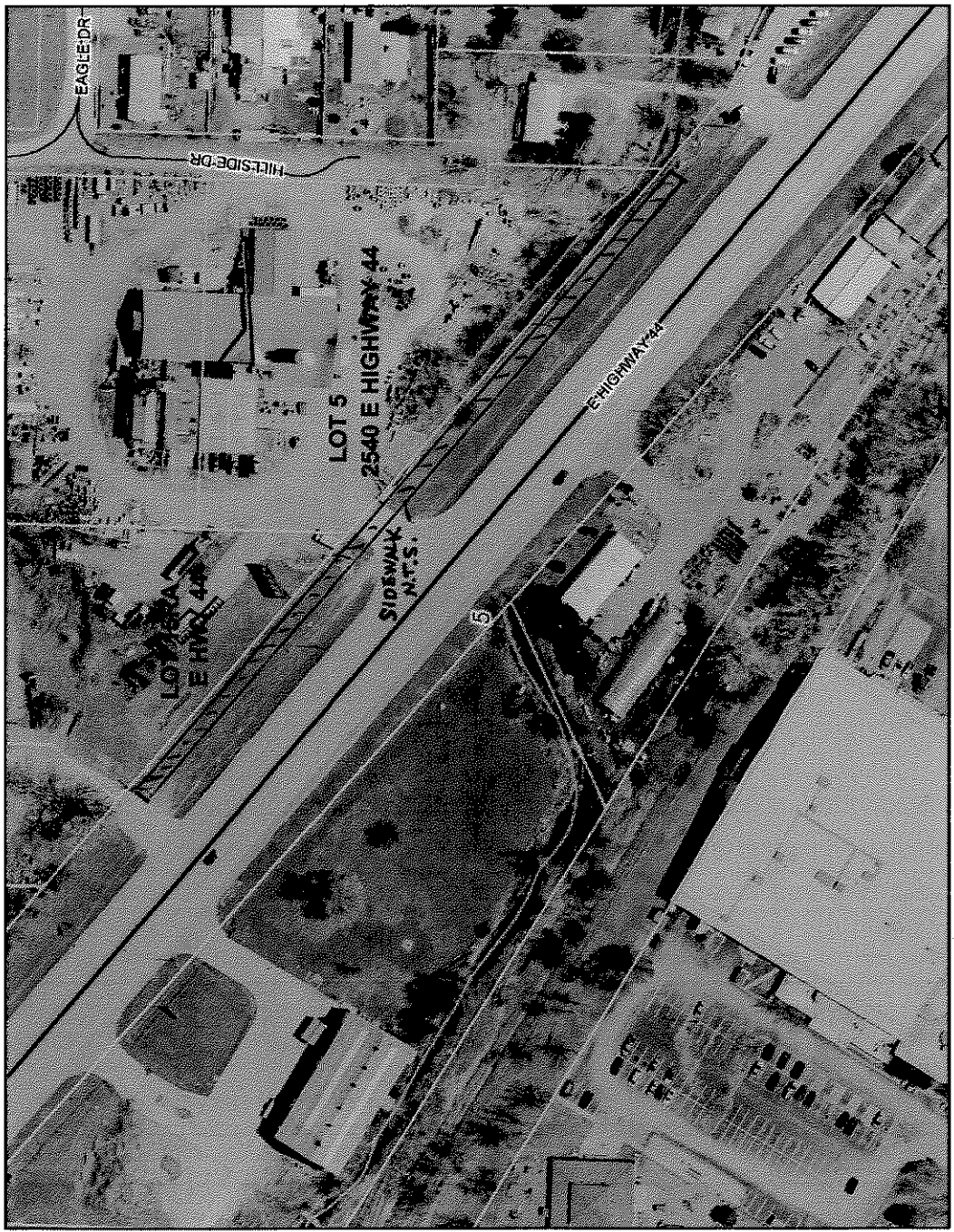
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with no sidewalk in the location of the subject properties, or sidewalk on the east or west to connect to. The properties' frontage within the Right of Way gently slopes from the northwest to the southeast. There are topographic issues with the Hawthorne Irrigation Ditch if a property line sidewalk is required. Currently there is a pedestrian demand path across the property frontage located approximately 8 to 10 feet from the back of curb. A sidewalk location closer to Hwy 44 is feasible but would require the owner to obtain an exception to the Street Design Criteria Manual. Staff would support relocating the sidewalk within the R.O.W., provided the sidewalk is installed far enough away from the back of curb to create a buffer from vehicular traffic.

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

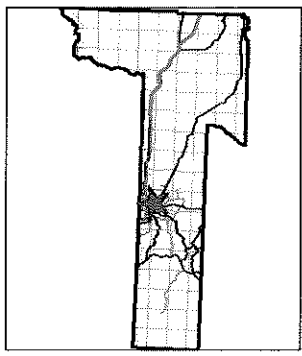


J & D Precast Planned Development



Map center: 44° 4' 19.0" N, 103° 10' 27.5" W

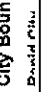
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Legend

- Roads**
 - Not classified
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main Road
 - Minor Arterial
 - Collector
 - Ramp
 - Paved Road
 - Unpaved Road
 - Driveway
 - Unimproved Road
 - Trail
 - other
 - Not yet coded
- Township/Section lines**
 - SECTION
 - TOWNSHIP
 - Parcel Boundary
 - Lot Lines
- COUNTY BOUNDARY**
- LOT LINE**
- ROAD ROW**
- RR ROW**
- SECTION LINE**
- TOWNSHIP LINE**
- WATER LINE**
- STATE BOUNDARY**
- PLSS Sections**
- County Line**
- City Boundaries**

Scale: 1:1,804



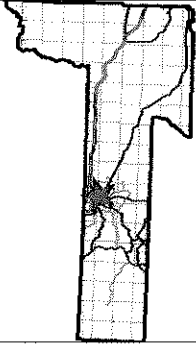
David Pitt



0 175 350 525 ft.

Map center: 44° 4' 20.0" N, 103° 10' 25.9" W

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Scale: 1:1,830



North Arrow

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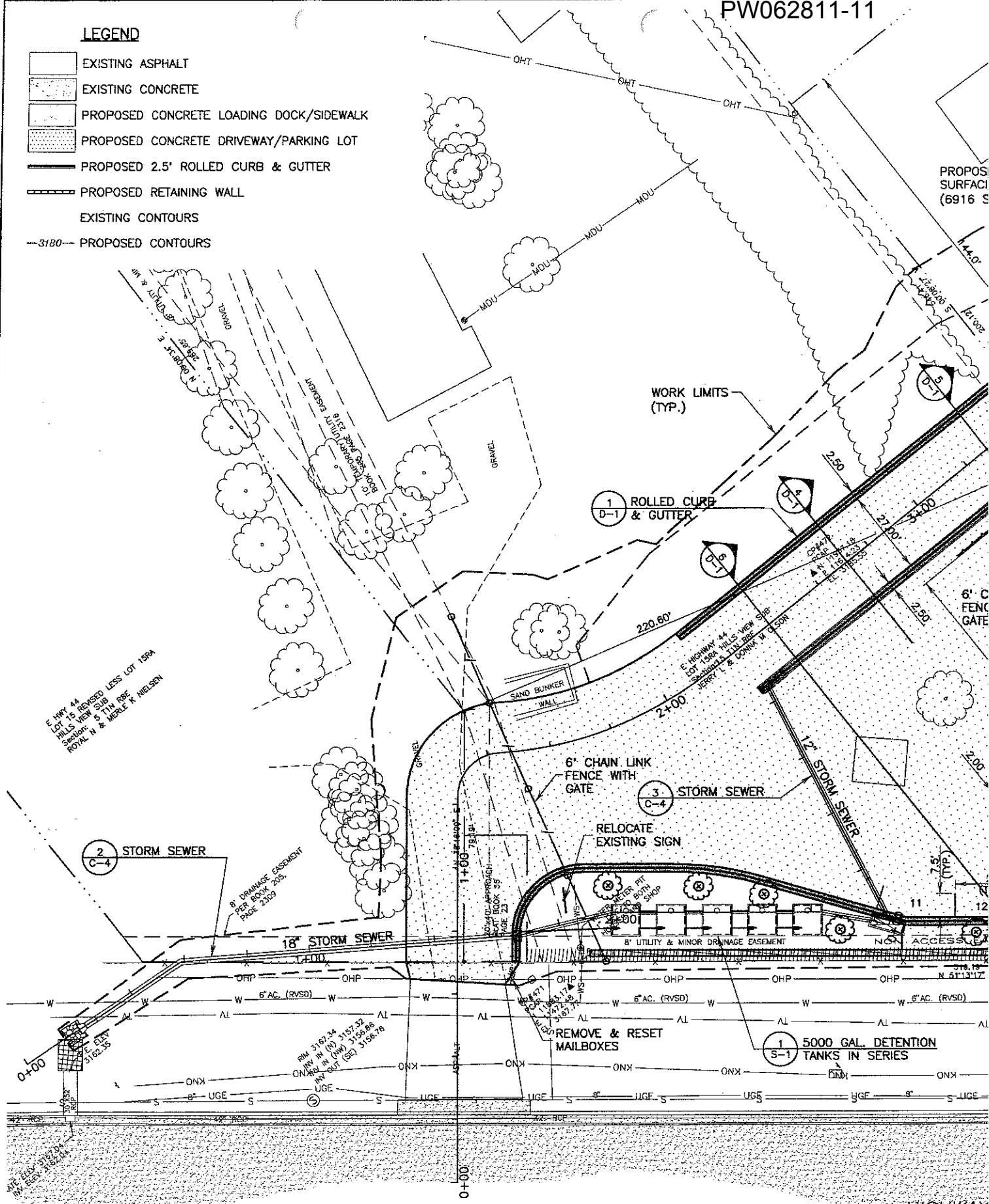
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LEGEND

-  EXISTING ASPHALT
-  EXISTING CONCRETE
-  PROPOSED CONCRETE LOADING DOCK/SIDEWALK
-  PROPOSED CONCRETE DRIVEWAY/PARKING LOT
-  PROPOSED 2.5' ROLLED CURB & GUTTER
-  PROPOSED RETAINING WALL
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



ZONING
HEAVY INDUSTRIAL

USE
PRECAST CONCRETE PRODUCTION AND STORAGE
WITH 5-8 EMPLOYEES.

PARKING REQUIREMENT CALCULATION

OFFICE: 1120 SF. =	5.6 SPACES
ROOF TILE PRODUCTION: 3000 SF. =	6.3 SPACES
PRECAST PRODUCTION: 1800 SF. =	3.4 SPACES
MATERIAL STORAGE/CURING: 2213 SF. =	0.6 SPACES
WAREHOUSE/STORAGE: 6048 SF. =	1.5 SPACES
ROOF TILE STORAGE: 8663 SF. =	2.2 SPACES
GARAGE/STORAGE: 2610 SF. =	0.7 SPACES
TOTAL REQUIRED PARKING =	20.3 < 23 STALLS PROVIDED

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