



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: Ted T. Johnson, P.E.
Engineering Project Manager
Public Works Department

DATE: August 20, 2012

RE: Request for Exception to waive the requirement to install sidewalk along Carmen Court and Wonderland Drive per City Ordinance 12.16.080
3402 Carmen Court, Lot 4R of Tract 1, Canyon Lake Heights
Section 16, T1N, R7E, BHM, Rapid City, Pennington County, SD

A request was received on August 7, 2012, requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived for the 3402 Carmen Court. The proposed development includes the construction of a detached garage and related improvements. A minimum four (4) foot wide sidewalk is required to be constructed one foot from the property line along the property frontage on Carmen Court and a minimum five (5) foot wide sidewalk is required along the abutting Wonderland Drive right-of-way as per the Rapid City Municipal Code.

The City of Rapid City Code of Ordinances, 12.16.080 New and existing developments, states:

"A. Conformance with sidewalk requirements: 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 existing residential or commercial buildings within the city..."

The requested exception will allow a nine hundred (900) square foot detached garage and related improvements be built without the installation of sidewalk along the streets adjacent to this property. Per City Ordinance approximately eight (80) linear feet of sidewalk is required along Camden Court and one hundred fifty-nine (159) linear feet of sidewalk is required along Wonderland Drive.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Request for Exception
3402 Carmen Court
Lot 4R of Tract 1, Canyon Lake Heights
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The subject property is located at the north end of Carmen Court and west of Wonderland Drive. Carmen Court and Wonderland Drive are currently constructed as paved rural roads with curb and gutter or sidewalks. Currently, there are no sidewalks installed in the Canyon Lake Heights subdivision. Topography in this area consists of hilly wooded lots with some steep slopes and rock outcroppings. Canyon Lake Heights is an older established neighborhood consisting of large lots and acreages.

This request is associated with Building Permit Application No.CIBP12-2714.

Staff Recommendation: Staff recommends that the request to waive the requirement to install sidewalk along Camden Court and Wonderland Drive be approved.

STEVEN A JONES

3402 Carmen Ct
Rapid City, SD 57702
Phone 605431-6639
Fax 605) 721-265
sajappr@midco.net

August 7, 2012

Ted Johnson
Rapid City Public Works
Engineering Dept
300 6th St
Rapid City, SD 57701

Dear Ted,

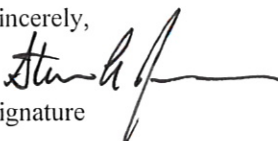
Please consider this letter as my formal request for a sidewalk waiver at 3402 Carmen Ct. Rapid City, SD 57702. I am building a detached garage at my site. I intend to complete the garage and extend the driveway to the street per City requirements. I have been informed of an ordinance which would require me to construct a sidewalk along the site frontage. Note: there are no curbs at or near any roads adjacent to my site.

However, based upon the fact that sidewalks are not typical within my neighborhood, I am seeking a waiver of this sidewalk requirement. I have attached a map with yellow highlighting the nearby areas where *sidewalks are also not present*.

In view of what is typical within my neighborhood and for the sake of conformity, I am seeking a waiver of the sidewalk requirement.

Thank you for your consideration.

Sincerely,


Signature

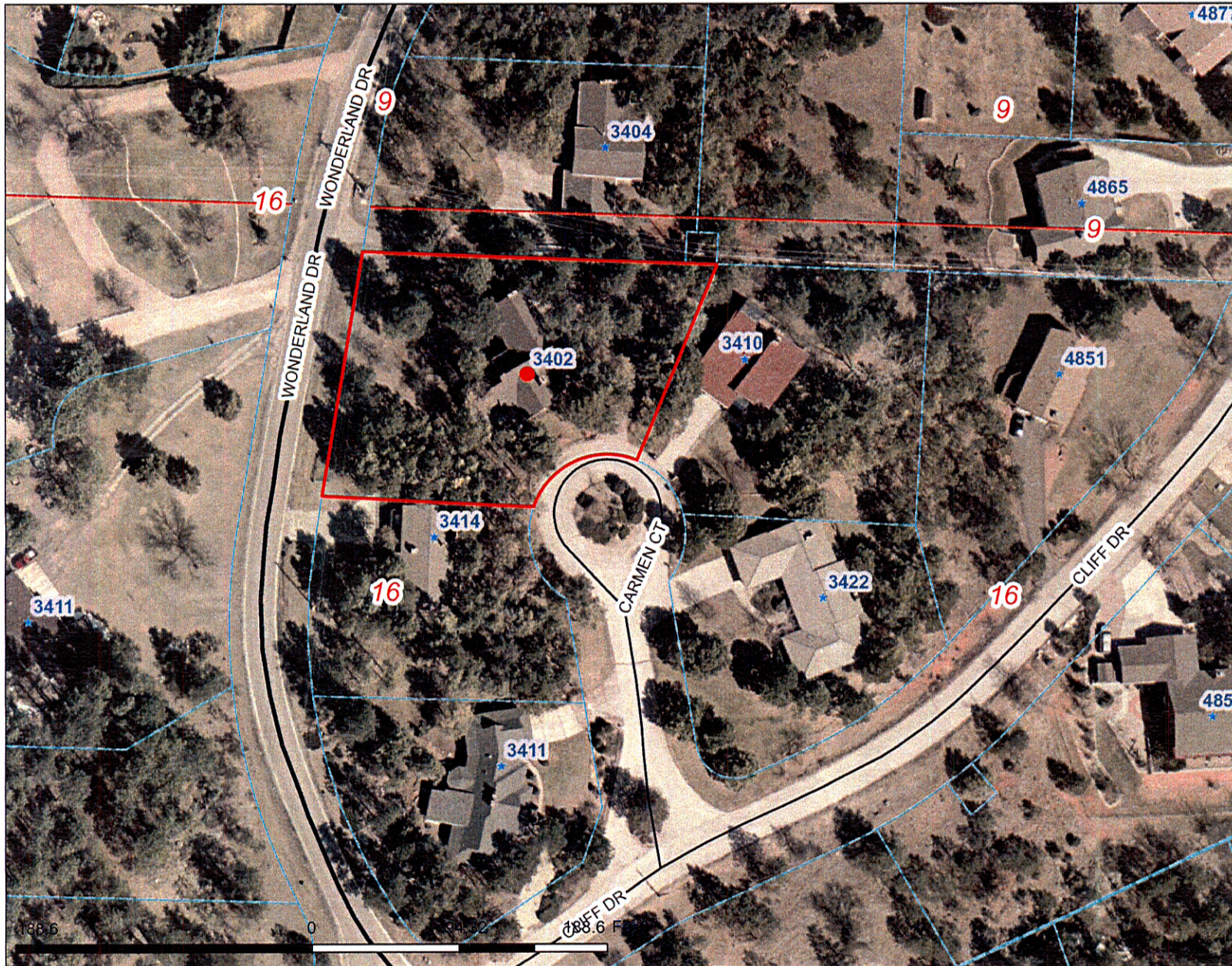
RECEIVED

AUG 07 2012

**ENGINEERING
SERVICES**

340

Carmen
Cot



Legend

- Roads
 - Not classified
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main Road
 - Minor Arterial
 - Collector
 - Ramp
 - Paved Road
 - Unpaved Road
 - FS Unpaved Road
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved Road
 - Trail
 - Not yet coded
- Address Points
- Township/Section Lines
 - TOWNSHIP
 - SECTION
- Tax Parcels
- Lot Lines
 - <all other values>
 - Lot Line
 - Parcel Line
- County Line



Scale: 1: 1,132

Map Notes:

DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This documents does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.