



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: Nicole Lecy
Engineering Project Engineer

DATE: 1/3/2013

RE: Request to waive requirement to install sidewalk per City Ordinance 12.08.060

5537 Wildwood Drive

Lot 2 of Green Forest Subdivision, Section 21, T1N, R7E, BHM,
Pennington County, South Dakota

A request was received in the Public Works Office on December 31, 2012 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.08.060 be waived. This request is associated with a building permit for an addition to a single family residence. A 4 foot sidewalk is required to be constructed one foot from the property line along Wildwood Drive as per the Rapid City Municipal Code.

The City of Rapid City Code of Ordinances, 12.08.060 New and Existing Developments, 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 existing 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 an exception from the requirements of this section."



EQUAL OPPORTUNITY EMPLOYER

January 3, 2013

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Therefore, as allowed by ordinance, see the attached written request from the land owner to the Common Council. The requested exception will allow the single family residence to build an addition without the installation of sidewalk on Wildwood Drive.

The subject property is located on the south side of Wildwood Drive in the Green Forest Subdivision, approximately 1000 feet west of Sheridan Lake Road. No single family residences within the Green Forest Subdivision and adjacent Wildwood Subdivision currently have sidewalk. The nearest sidewalk on the west side of Sheridan Lake Road is approximately 1,025 feet east of the property. There appears to be no City utilities that would complicate installation of a 4 foot property line sidewalk, however topographical conditions may complicate the installation.

Staff Recommendation: Staff acknowledges that there is no sidewalk located within the Green Forest and Wildwood Subdivisions. Staff recommends a WORP be signed if this variance is approved.



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We are requesting a variance to Rapid City's code for sidewalks. We are remodeling 5537 Wildwood Drive under building permit CIBP12-3569. There are no sidewalks adjacent to our property or in the entire Wildwood division, therefore we should be granted a variance to this code. 6114 Wildwood Drive was recently granted this request. The terrain of our property does not lend itself to a sidewalk construction. In addition, the Wildwood development was constructed to be in a forested setting, the addition of sidewalks takes away from this type of setting. Thank you for your cooperation in this matter.

Elizabeth and Joseph Kieffer

RECEIVED

DEC 31 2012

**ENGINEERING
SERVICES**

Rapid City-Pennington County GIS



Legend

- Roads**
- Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - FS Highway
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved road
 - Trail
 - Airport Runway
 - Not yet coded
- Township/Section Lines**
- 0
 - 7
- Other Features**
- Tax Parcels
 - Lot Lines
 - <all other values>
 - Lot Line
 - Parcel Line
 - County Line



Scale: 1: 2,108

Map Notes:

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