



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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TO: Public Works Committee

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

DATE: August 2, 2013

RE: Request for Exception to waive the requirement to install sidewalk along Sun Ridge Road per City Ordinance 12.16.080
Proposed Lot 3 of the S and S Subdivision,
NW¼ SE¼ SE¼ Section 2, T2N, R6E, BHM, Rapid City, Pennington County, SD

A request was received on July 19, 2013 to waive the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 for proposed Lot 3 as it abuts Sun Ridge Road. A minimum five (5) foot wide property line sidewalk is required to be constructed along the north side of Sun Ridge Road per Rapid City Municipal Code.

The City of Rapid City Code of Ordinances, 12.08.060 New and existing developments 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..."

The requested exception would allow the platting of the single ten (10) acre residential lot without the installation of sidewalk along Sun Ridge Road. The Applicant has been granted an exception to not install dry sewer and water mains in this area at this time, and has agreed to provide a Waiver of Right to Protest for the future installation of subdivision improvements.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

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Proposed Lot 3, S and S Subdivision
13PL077
August 2, 2013

Proposed Lot 3 is located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, T2N, R6E, north of Nemo Road and app. 1.16 miles from the City limits; and is currently undeveloped and heavily wooded. Sun Ridge Road is constructed with a chip sealed surface, open ditches and culvert crossings. At this time, there are no other sidewalks constructed in this area. Until there is additional development, it does not appear that an isolated segment of sidewalk would provide noticeable benefits to the area.

This request is associated with a Preliminary Subdivision Plan application, 13PL077.

Staff Recommendation: Staff recommends that the request to waive the requirement to install sidewalk along the Sun Ridge Road as it abuts proposed Lot 3 be approved contingent on the Applicant providing a Waiver of Right to Protest future sidewalk improvements.