



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

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TO: Public Works Committee

FROM: Nicole Lecy
Engineering Project Engineer

DATE: 9/10/2013

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

2621 Homestead Street

Lot B of Lot 8 of Marshall Subdivision, Section 5, T1N, R8E, BHM,
Pennington County, South Dakota

A request was received in the Public Works Office 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 a single family residence. A 4 foot sidewalk is required to be constructed one foot from the property line along Homestead Street, as per the Rapid City Municipal Code. Currently, there is no sidewalk along Homestead Street as it fronts the property.

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."



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Therefore, as allowed by ordinance, see the attached written request from the home builder. The requested exception will allow a single family residence to be built without the installation of sidewalk along Homestead Street.

The subject property is located on the south side of Homestead Street, just west of the Valley Drive intersection. The property and adjacent street was annexed into the City in 2008, by a City initiated annexation. Homestead Street was built in the county as a rural pavement section with no curb and gutter, utilizing ditches on both sides of the pavement for drainage. The nearest sidewalk is located on Hwy 44, approximately 2,500 feet south of the property. There appears to be no Rapid Valley utilities that would complicate the installation of a 4 foot property line sidewalk along Homestead Street, however existing drainage ditches would complicate the installation.

Staff Recommendation: Staff acknowledges that there is no sidewalk located within 2,500' of the property. Staff recommends a WORP be signed if this variance is approved.

