



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: October 15, 2013

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

4250 Cliff Drive and Adjacent lot to the east
Lot A of Lot 8 of Block 3 of Canyon Lake Heights Subdivision in Lot 1 of the SW1/4SW1/4, of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and Lot H of Canyon Lake Heights Subdivision in Lot 1 of the SW1/4SW1/4 and in Lot 2 of the NW1/4SW1/4, of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

A request was received in the Public Works Office on October 1, 2013 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.08.060 be waived. A 4 foot sidewalk is required to be constructed one foot from the property line along Cliff Drive, 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."



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Therefore, as allowed by ordinance, see the attached written request from the builder to the Common Council. The requested variance will allow residential construction to occur on the referenced lots without the installation of sidewalk within Cliff Drive.

The subject properties are located on the north side of Cliff Drive in the Canyon Lake Heights Subdivision. Cliff Drive exists as a rural pavement section with no curb and gutter. No single family residences within the Canyon Lake Heights Subdivision currently have sidewalk. There appears to be no City utilities that would complicate installation of a 4 foot sidewalk one foot from the property line along Cliff Drive but topographical conditions may complicate the installation. On the north side of the pavement on Cliff Drive, the grade significantly drops off and would require significant grading work to install a sidewalk per City design standards.

Staff Recommendation: Staff acknowledges that there are no existing sidewalks within the Canyon Lake Heights Subdivision. Staff recommends a WORP be signed if this variance is approved.

