



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: November 12, 2013

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

Future platted lot to be known as Lot 6 of Block 2 of Black Hills Center with a future address of 135 East Stumer Road. Currently Located in a Portion of the SE1/4 of the NE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

A request was received in the Public Works Office on October 23, 2013 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.08.060 be waived. A 5 foot sidewalk is required to be constructed one foot from the property line along Catron Blvd, 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."

Therefore, as allowed by ordinance, see the attached written request from the owner's representative to the Common Council. The requested variance will allow commercial



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construction to occur on the referenced lot without the installation of sidewalk along Catron Blvd.

The subject property is located on the south side of Stumer Road and future platting will place the property in the Black Hills Center Subdivision. The property has frontage along both East Stumer Road and Catron Blvd. Sidewalk is already constructed adjacent to the proposed commercial development along East Stumer Road. Catron Blvd exists as a rural pavement section with no curb and gutter, utilizing ditches for drainage. Catron Blvd is currently void of any sidewalk and the South Dakota Department of Transportation has historically taken the position that sidewalks are not desired along Catron Blvd. There appears to be no City utilities that would complicate installation of a 5 foot sidewalk one foot from the property line along Catron Blvd but existing drainage ditches will significantly complicate the installation. Significant grading work would be required to install a sidewalk per City design standards and changes to the existing drainage ditches would need to be made.

Staff Recommendation: Staff acknowledges that there are no existing sidewalks along Catron Blvd. Staff recommends a WORP be signed if this variance is approved.

