

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

DATE: April 20, 2011

RE: Request to waive the requirement to install sidewalk along 2809 Plant Street per City Ordinance 12.16.080
Lot 2R of Tract E, Deadwood Avenue Tract located in the NE¼ of NW¼, S34, T2N, R7E Pennington County, SD
Exception File Number 11EX261

A request for a variance to the requirement to install sidewalk in accordance with City of Rapid City Ordinance 12.16.080 for the JVC Storage Building improvements located at 2809 Plant Street was received by the City on April 19, 2011. The proposed development improvements include the construction of a mini-storage building, paved vehicle circulation aisles, stormwater drainage detention pond, landscaping, water service, and related improvements. In addition to the proposed mini-storage building, a 2,218 square foot office building, a 1,703 square foot industrial structure and three mini-storage/warehousing buildings currently exist on the site. A minimum four (4) foot wide sidewalk is required to be constructed one foot from the property line along the portion of Plant Street as it abuts the JVC Storage property per the Rapid City Municipal Code.

The City of Rapid City Code of Ordinances, 12.16.080 New or Relocated Residential or Commercial Buildings 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 relocated residential or commercial buildings within the city...*" The request for a variance to City Ordinance 12.16.080 would allow the noted improvements to be built without the installation of sidewalk adjacent to Plant Street.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Request to Waive Sidewalk
JVC Storage – 2809 Plant Street
April 20, 2011
Page 2

The proposed JVC Storage improvements are located on Lot 2R of Tract E, Deadwood Avenue Tract in Section 34, T2N, R7E, and on the west side of Plant Street to the northwest of the intersection of Deadwood Avenue and Plant Street. The topography of the developed site is fairly level adjacent to the street with a large paved driveway area near the center of the lot.

Currently there is no sidewalk installed adjacent to this property. The Applicant has previously submitted construction plans showing the proposed sidewalk as well as required landscaping in accordance with City of Rapid City Code of Ordinance No. 17.50.300. The Applicant has also indicated the proposed sidewalk would be in conflict with an existing on-premise business sign. It appears the noted sign, although constructed in accordance with sign code requirements, is improperly located within City street right-of-way.

This request is associated with the Building Permit No.2011CIBP00060, and Zoning Board of Adjustment Appeal No. 5536.

Staff Recommendation: Staff recommends that the request to waive the requirement to install sidewalk adjacent to 2809 Plant Street be denied.

JVC Partnership

Stowaway Storage
PO Box 9063
Rapid City, South Dakota 57709-9063
(605) 342-2127

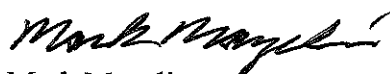
City of Rapid City
Public Works Dept.

To Whom It May Concern:

JVC Partnership is requesting exception to the sidewalk rule for our property for the following reasons:

- #1: Property on either side of ours or across the street have no sidewalks.
- #2: This is an industrial area, we normally have no foot traffic in the area.
- #3: It would decrease the amount of landscaping points in front of our property.
- #4: Our business sign installed under a previous project, and installed per your specs., would have to be relocated per your new requirements.
- #5: Who would use the sidewalk? If someone was walking in the area, they would be unlikely to leave the street just to use our sidewalk.

Respectfully Submitted:



Mark Mayclin
JVC Partner

RECEIVED

APR 18 2011

ENGINEERING DIVISION

TED

PUBLIC WORKS 4-26-12:30 PM
CITY COUNCIL 5-2 7:00 PM

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT JVC Storage Building

RECEIVED

DATE: 4-15-11 SUBMITTED BY: JVC Partnership

APR 18 2011

PIN #: 20 34 126 002

2809 Plant Street
Rapid City, SD 57702

ENGINEERING DIVISION

LEGAL DESCRIPTION: Deadwood Ave. Tract Lot 2R of Tract E

EXCEPTION REQUESTED: SECTION 12.16.080 STD / CRITERIA / REG Select One

DESCRIPTION OF REQUEST: Exeption from installing sidewalks on Plant Street

JUSTIFICATION: Property on Plant Street has no sidewalks. Decreases amount of landscaping Points. Business Sign on previous project was installed per your specs, would now need to be relocated per your new requirements.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: Mark Mays DATE: 4-15-11

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS:

STAFF RECOMMENDATION:

REVIEWED BY:

DATE:

AUTHORIZATION:

APPROVED

DENIED

GROWTH MANAGEMENT DIRECTOR

DATE

APPROVED

DENIED

PUBLIC WORKS DIRECTOR*

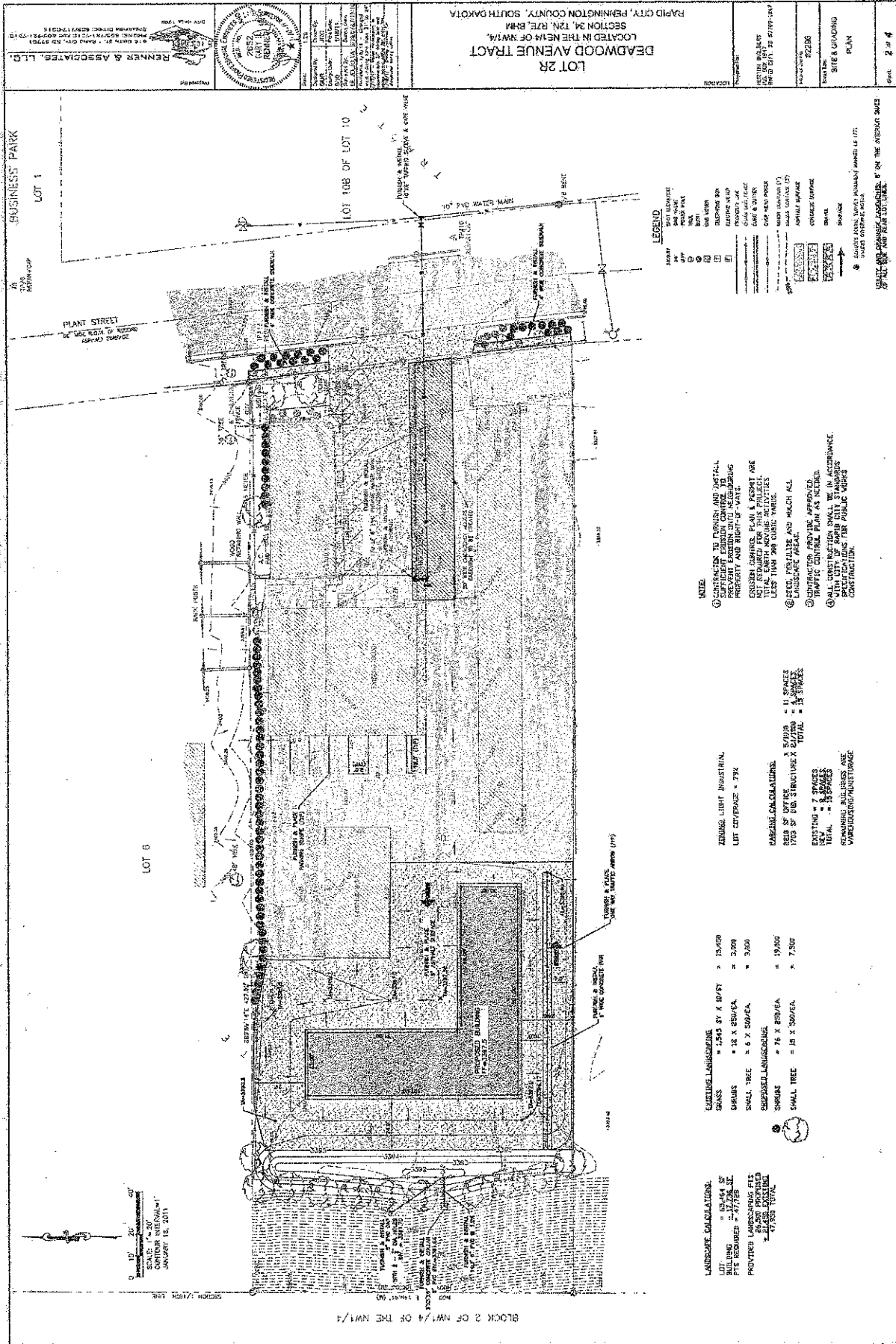
DATE

FILE #: 11EX261

Revised 11/06/07

ASSOCIATED FILE#: BP

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.



DEADWOOD AVENUE TRACT
 SECTION 34, T2N, R7E, B1M
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LOT 2R
 DEADWOOD AVENUE TRACT

LOT 1
 BUSINESS PARK

LOT 10B OF LOT 10

LOT 9

PLANT STREET
 10' WIDE ROW TO REMAIN
 10' WIDE DRIVE

10' WIDE WATER MARK

10' WIDE DRIVE

10' WIDE DRIVE

10' WIDE DRIVE

RENNER & ASSOCIATES, L.L.C.
 ENGINEERS, ARCHITECTS, PLANNERS
 1000 W. 10TH STREET, SUITE 100
 RAPID CITY, SD 57701
 PHONE: 605.343.1234
 FAX: 605.343.1235
 WWW.RENNERANDASSOCIATES.COM

DATE: 12/15/2011
 SCALE: 1" = 30'
 COURTESY: INTERSTATE
 JANUARY 15, 2011

LANDSCAPE CALCULATIONS:
 LOT AREA = 62,464 SF
 LOT PERIMETER = 1,775 LF
 FRONT LANDSCAPE ETC.
 2,500 SQUARE FEET
 1.5 PER TREE

LANDSCAPE CALCULATIONS:
 BRASS = 1,543 SF X 10/SF = 15,430
 SHRUBS = 12 X 250/EA = 3,000
 SMALL TREE = 6 X 500/EA = 3,000
 TOTAL LANDSCAPE = 21,430
 SHRUBS = 16 X 250/EA = 4,000
 SMALL TREE = 15 X 500/EA = 7,500
 TOTAL = 11,500

LANDSCAPE CALCULATIONS:
 ZEROED LIGHT INDUSTRIAL
 LIGHT COVERAGE = 75%
 880 SF DRIVE
 1700 SF BUS STRUCTURE & 24100 = 24,980
 TOTAL = 25,860

EXISTING = 7 SPACES
 REMOVED BUILDINGS ARE
 VOUCHERING/MAINTENANCE

NOTE:
 1. CONTRACTOR TO PROVIDE AND INSTALL
 SUFFICIENT EROSION CONTROL TO
 PREVENT EROSION UNTIL NEIGHBORING
 PROPERTY AND IMPROVEMENTS ARE
 COMPLETED.
 2. TOTAL EARTH MOVED ACTIVITIES
 LESS THAN ONE CUBIC YARD.
 3. ALL EROSION CONTROL MEASURES SHALL
 BE INSTALLED AND MAINTAINED THROUGHOUT
 CONSTRUCTION.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE
 WITH CITY OF RAPID CITY STANDARDS
 FOR EROSION CONTROL AND PUBLIC WORKS
 CONSTRUCTION.

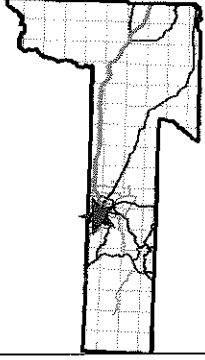
LEGEND:
 1. EXISTING
 2. PROPOSED
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 100. EROSION CONTROL

PLAN
 SHEET 2 OF 4



0 75 150 225 ft.

Map center: 44° 5' 37.93" N, 103° 15' 57.76" W



Legend

- Not classified
- Interstate
- US Highway
- SD Highway
- County Highway
- Main Road
- Minor Arterial
- Collector
- Ramp
- Paved Road
- Unpaved Road
- Driveway
- Unimproved Road
- Trail
- other
- Not yet coded
- Township/Section lines
- SECTION TOWNSHIP
- Parcel Boundary
- Lot Lines
- COUNTY BOUNDARY
- PARCEL LINE
- ROAD ROW
- RR ROW
- SECTION LINE TOWNSHIP LINE
- WATER LINE
- STATE BOUNDARY
- County Line
- City Boundaries
- Rapid City
- Box Elder



Scale: 1:787

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