



# 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](http://www.rcgov.org)

TO: Public Works Committee

FROM: Karley Halsted, P.E.  
Project Engineer

DATE: April 28, 2011

RE: Request to waive requirement to install sidewalk per City Ordinance 12.16.080  
SG Interstate Plaza, Lot A of Tract 20R  
PIN 2027426001

A request was submitted on April 24, 2011 requesting that the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived. This request is associated with a proposed building permit for additional storage units on the site.

The City of Rapid City Street Code of Ordinances, 12.16.080 New or Relocated 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 requested exception will allow the mini storage units to be built without the installation of sidewalk on S. Plaza Drive.

The lot is located at 2290 S. Plaza Drive in a light industrial area that abuts general agriculture district. There is currently no sidewalk on Plaza Drive in the vicinity of this property. The topography of this site is such that the elevation falls from south to north away from Plaza Drive. Additionally, the site topography and the numerous utility boxes along Plaza Drive would make it difficult to build property line sidewalk without importing fill material and meandering away from the property line. For this property, an exception would be granted to waive the requirement to grade +2% from back of curb to face of sidewalk, which would allow the property-line sidewalk to be installed at a grade which matches the existing site conditions.

The installation of sidewalks will ensure the safety of pedestrian traffic, is in accordance with City Ordinance and is consistent with Rapid City's 2020 Strategic Goal #2 which provides for a pedestrian friendly community.

**Staff Recommendation:** Staff recommends the request to waive the requirement to install sidewalk be denied.





# CITY OF RAPID CITY

## Engineering Division

300 Sixth Street

Rapid City, SD 57701-2724

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Direct Phone: (605) 394-5377 Ext. 215 E-mail: [Karley.halsted@rcgov.org](mailto:Karley.halsted@rcgov.org)

April 28, 2011

Barbara Steele  
P.O. Box 269  
Black Hawk, SD 57718-0269

Re: Request to waive requirement to install sidewalk per City Ordinance 12.16.080  
SG Interstate Plaza, Lot A of Tract 20R

Dear Ms. Steele:

Your request for the requirement to install sidewalk, per City of Rapid City Ordinance 12.16.080, be waived has been received and has been placed on the next **Public Works Committee** agenda, **May 10, 2011 at 12:30PM**. The City Council has final approval of this request.

Please see attached staff memo to the Public Works Committee. Feel free to contact me at 605-394-4154 if you have any comments or concerns.

Sincerely,

Karley Halsted, PE  
Project Engineer



Barbara Steele  
PO Box 269  
Black Hawk SD  
57718-0269  
605 787 4040

April 24, 2011  
Common Council  
300 6<sup>th</sup> St.  
Rapid City SD 57701

I am requesting a variance to section 12.16.080 waiving the requirement to install a sidewalk at 2290 S. Plaza Rapid City SD. Legal Description Lot A of Tract 20R of S.G. Interstate Plaza.

As of now there are no other sidewalks in the area and not a lot of traffic.

The topography of the land would require extensive grading to make the sidewalk ADA accessible. From the edge of the asphalt roadway it is 21' to our property line and there is a drop of approximately 3' to 4' below the road and the driveway. There also are utility boxes and a drainage channel in that area that would conflict with installation of the sidewalk.

I have enclosed a copy of the site plan and pictures to show the area and the obstacles that we have.

Thank You

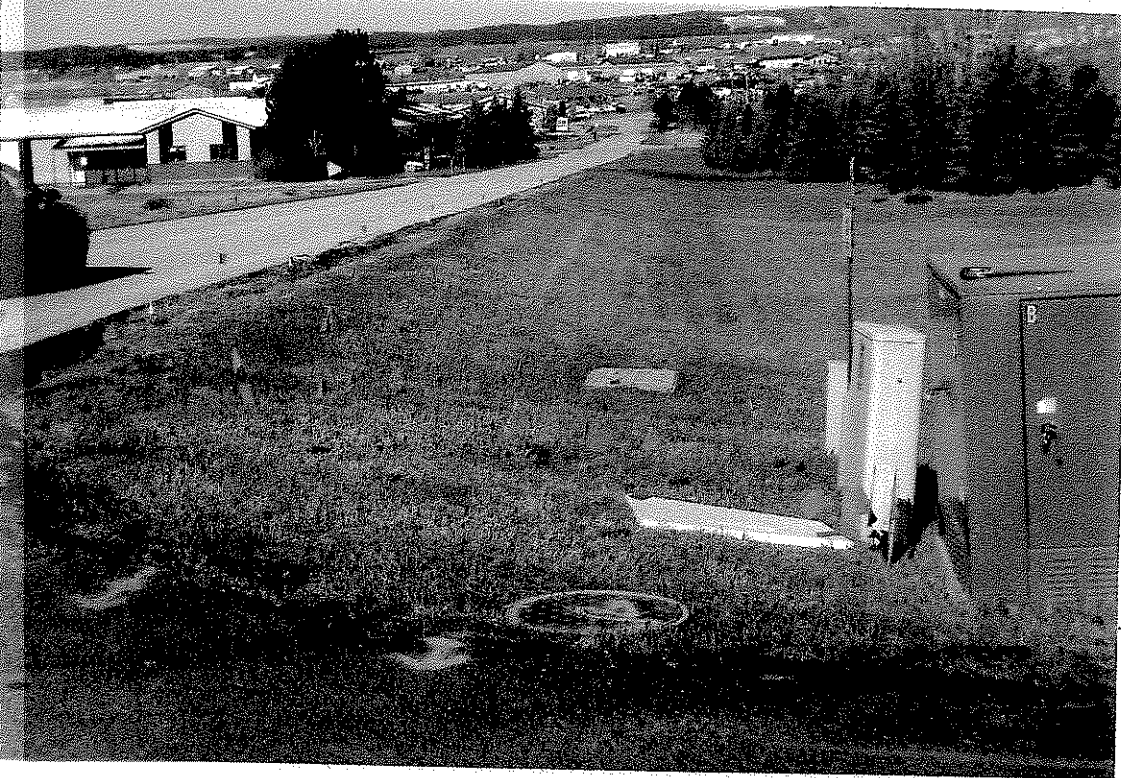
Barbara Steele

11EX267

Steele

2290 S. Plaza

LCSD  
51102



11EX2671E  
2290 S. Playa  
RCSD 57702



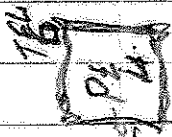
STEEL

2290 SOUTH PLAZA ST.

DRIVEWAY

W/OUT

P. LINE



TEL

TELEPHONE

TELEPHONE

TELEPHONE

TELEPHONE

TELEPHONE



BURIED CABLE BOX

APP. 3 1/2 - 4' DROP FROM ROAD TO P. LINE

2'-

150' FRONTAGE

DRIVEWAY



# Rapid City-Pennington County GIS

**RapidMap**  
 Rapid City-Pennington County GIS  
[www.rapidmap.org](http://www.rapidmap.org)



0 160 320 480 ft.

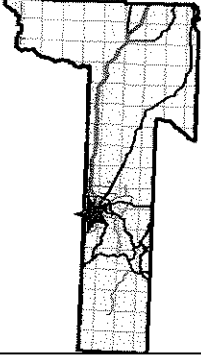
Map center: 44° 6' 6.7" N, 103° 15' 28.1" W

Scale: 1:1,660



## Legend

- Sewer Manholes
- Sewer Lift Stations
- Sewer Forced Mains
- Sewer Gravity Mains
- Water Control Valves
- Water Hydrants
- Water Pump Stations
- Water Storage
- Water System Valves
- Pressurized Water Mains
- Storm Drain Manholes
- Storm Drain Junction Boxes
- Storm Drain Inlets
- Storm Drain Flap Gates
- Storm Drain FES
- Storm Drain Edge Drains
- Storm Drain Channels
- Storm Drain Pipes
- Roads**
- Not classified
- Interstate
- US Highway
- SD Highway
- County Highway
- Main Road
- Minor Arterial
- Collector
- Ramp
- Paved Road
- Unpaved Road
- Driveway
- Unimproved Road



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