

May 24, 2019

City Council Members
City of Rapid City
300 6th St.
Rapid City SD 57701

Re: Sidewalk Variance Request at 3808 Sheridan Lake Rd.

Dear City Council Members:

The following information is being provided to support a variance request to install a sidewalk at an alternative location to that required by the municipal code:

1. This request is being made by Donovan Broberg, Architect with ARC International on behalf of the new property owner, Yeshua, LLC.
2. This commercial property is currently being renovated and expanded. The building permit requires that sidewalks be installed at Holiday Lane or a variance to the municipal code be granted.
3. The building permit requires two new sidewalks to be installed along the Holiday Lane ROW on the eastern edge of the property. We suggest that the sidewalk locations compromise pedestrian safety. This variance request is proposing an alternative location for providing safe pedestrian access to/from the property to the Sheridan Lake Road pedestrian sidewalk. The following is demonstrated on the attached drawing and supported by the following rationale:
 - a. Approximately 40' x 5' wide sidewalk connecting Sheridan Lake Road pedestrian sidewalk parking lot. This sidewalk is proposed as an alternative to the Holiday Lane sidewalk requirements. This sidewalk location provides the safer option for accessible pedestrian connecting than the Holiday Lane sidewalk requirements.
 - b. Approximately 100' of sidewalk along Holiday Lane to the southeast of driveway. Request variance to sidewalk requirement at this location for the following reasons:

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- i. There is a cable guardrail installed across 75% of this condition to protect vehicles and pedestrians from a steep cross slope into a major drainage easement. The sidewalk would eliminate the guardrail and encourage pedestrians along the edge of a steep slope.
 - ii. The sidewalk would terminate at a point where there is not a safe crossing of Holiday Lane.
 - c. Approximately 60' of sidewalk along Holiday Lane to the northeast side of driveway connecting to existing Sheridan Lake Road pedestrian sidewalk. Request variance to sidewalk requirement at this location for the following reasons:
 - i. The sidewalk location introduces a safety concern. Pedestrians walking Southeast into the neighborhood will need to cross Holiday Lane where there is no stoppage of vehicular traffic. Furthermore, the vehicle traffic from the east will be cresting over a hill and not have good view of potential pedestrians crossing the street. A large percentage of the neighborhood is an elderly/slower-moving population. They should not be encouraged to use a sidewalk that introduces an unsafe crossing area.
 - ii. Additionally this section of ROW does not provide enough space for the public sidewalk and there is no space for a boulevard buffer between the sidewalk and the curb.
4. The variance request is submitted as allowed for by section 12.08.060.C of the Rapid City Municipal Code.

Thank you for your consideration.

Sincerely,



Donovan Broberg, Architect
ARC International, Inc.

SHERIDAN LAKE ROAD

PEDESTRIAN SIDEWALK:
• A VARIANCE IS REQUESTED TO WAIVE THIS SIDEWALK REQUIREMENT
• 5' X 60' X 5" CONCRETE SIDEWALK
• ALIGN WITH BACK OF EXISTING CURB
• PROVIDE ACCESSIBLE CURB RAMP WITH TACTILE IDENTIFICATION

HOLIDAY LANE

SIDEWALK ENCROACHES BEYOND R.O.W.

PEDESTRIAN SIDEWALK:
• A VARIANCE IS REQUESTED TO WAIVE THIS SIDEWALK REQUIREMENT
• 5' X 100' X 5" CONCRETE SIDEWALK
• ALIGN WITH BACK OF EXISTING CURB
• PROVIDE ACCESSIBLE CURB RAMP WITH TACTILE IDENTIFICATION

PEDESTRIAN SIDEWALK:
• A VARIANCE IS REQUESTED TO ADD THIS SIDEWALK IN LIEU OF HOLIDAY LANE SIDEWALK REQUIREMENTS
• 5' X 31' X 5" CONCRETE SIDEWALK
• MATCH EXISTING GRADE AT SLR SIDEWALK AND AT EXISTING PARKING LOT PAVING

3808 SHERIDAN LAKE ROAD

EXISTING GUARDRAIL
STEEP SLOPE TO DRAINAGE AREA

PEDESTRIAN SIDEWALKS / VARIANCE REQUESTED

