



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: info@fisklandsurveying.com
www.fisklandsurveying.com

April 8, 2019

Mayor Allender and Members of the Common Council
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Variance From The Requirement to Install Sidewalks
(Existing) Lot 21 of Block 4 of Auburn Hills Subdivision
(Proposed) Lots 1 – 14 of Chalkstone Subdivision (18PL095)
Owner – Dean & Kim Henderson dba Saxe Development

Mayor Allender and Council Members:

On behalf of owners and developers Dean and Kim Henderson (dba Saxe Development, LLC) we are submitting this Variance request to waive the requirement to install sidewalks on the west side of Haines Avenue as it abuts their proposed development.

This project will consist of 14 residential lots which will adjoin and take access from Coal Bank Drive and Chalkstone Court (18PL095). Each of the 14 lots will have the requisite standard public property line sidewalk on Coal Bank or Chalkstone. Six of the lots (9 through 14) also abut Haines Avenue along the rear lot lines.

At this location, the adjoining portion of Haines Avenue right-of-way is inside the municipal limits of the City of Rapid City but the adjoining segments (north and south) are outside of the municipal limits of the City of Rapid City and under the jurisdiction of Pennington County.

The existing right-of-way is 100' wide and consists of 24' wide asphalt driving lane, 10' wide gravel shoulders on each side and then roughly 28' wide ditch sections on each side. The depth of the ditch at this location varies between 4' and 5'. We are including a site plan showing the existing road and contour information as well as a Profile Cross-Section which demonstrates the standard sidewalk location in relation to the ditch, shoulder, driving surface, and drainage improvements.

The standard location for sidewalk is "property line sidewalk" which is typically located 1' from the property line. The cross sections demonstrate that in this instance a property line sidewalk would be located at or near the bottom of the ditch and which would create an unsafe pedestrian condition. The sidewalk will be inundated during storm events as the ditch carries drainage and runoff from the roadway and adjoining developments. In the winter, the ditches

will typically fill with snow which would make use and maintenance difficult, and there is no physical barrier (curb, etc.) that would protect pedestrians and control traffic in the event of a vehicle leaving the road and entering the ditch. Due to the depth of the ditch section, it would be difficult to see pedestrians using the sidewalk. And lastly, the nearest connecting sidewalk on Haines Avenue is 2,000+ south feet at Auburn Drive.

The other option would be placement of the sidewalk at a non-standard location up from the ditch section (what would typically be referred to as curb-side sidewalk). Unfortunately, and as mentioned previously, there is no curb along this portion of Haines Avenue. The absence of curb would create a hazardous condition for pedestrians as there would be no barrier to separate vehicles and pedestrians.

Until the County might choose to re-construct the adjoining segments of Haines Avenue with more typical urban improvements (piped storm sewer, curbing, etc.) neither of the possible locations for sidewalk would be safe or desirable at this time and location.

A sidewalk variance was recently granted to the Muth Madison apartment project just south of this location and based on the same issues/concerns with the existing street section.

This variance request is submitted as allowed for by Section 12.08.060C of the Rapid City Municipal Code.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

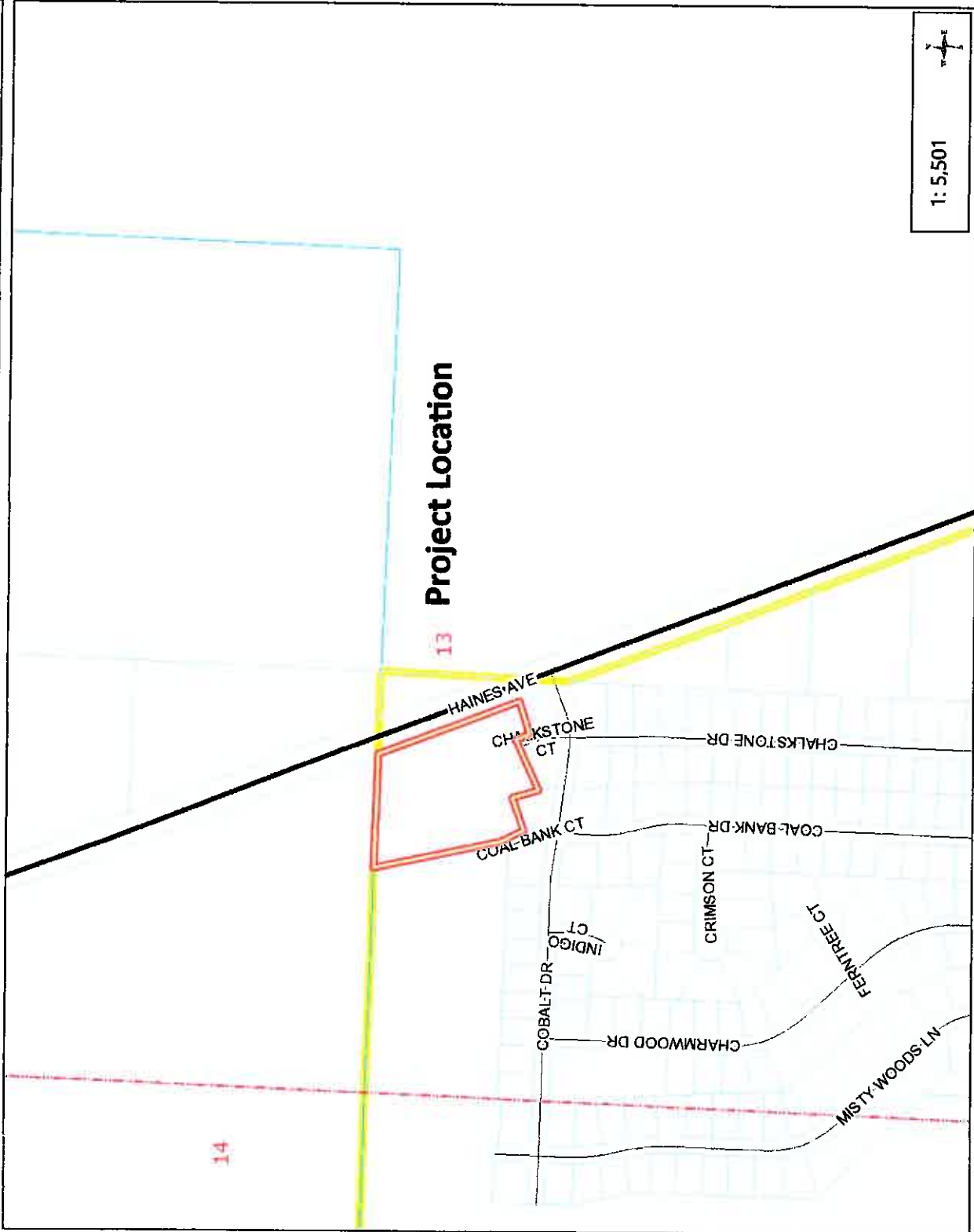


Janelle L. Finck
President

jlf
encl

Legend

- Roads**
- Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - Unimproved road
 - Trail
 - Airport Runway
 - Not yet coded
- Section Lines 0-25k**
- 0
 - 7
- Tax Parcels**
- Lot Lines**
- <Null>
 - Lot Line
 - Parcel Line



1: 5,501

Map Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

916.8 Feet

458.40

0

916.8