May 28, 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
Lot 3 of Lot 88A of Pine Hills Subdivision (aka 4095 Sturgis Road)
Owner – Ryan Gruba for G3 Properties LLC

Mayor Allender and Council Members:

On behalf of owners and developer Ryan Gruba of G3 Properties LLC we are submitting this variance request to waive the requirement to install sidewalks on the south side of Pine Hills Drive and the west side of Sturgis Road as they adjoin the property at 4095 Sturgis Road.

This project is a repurposing of a vacant commercial property which was formerly utilized as a bar/lounge (Buck-n-Gator). The property has been vacant for more than a year which requires that a development plan be re-submitted for approval.

The proposed new use is a competitive gaming (eSports) lounge which will offer a variety of video/electronic game entertainment and will include virtual reality (VR) consoles. The owners plan to offer beer and wine as a beverage option to their customers and have submitted a request for Conditional Use Permit.

Per the attached site map, the nearest public sidewalk is located over 1,000’ south at the Game Fish & Parks building. This property is located just west of the Simons Construction quarry and there is limited residential development in this area.

The standard location for sidewalk is “property line sidewalk” which is typically located 1’ from the property line. The attached topographic map and photographs illustrate the topographic considerations/challenges for placement of sidewalk abutting this property. Pine Hills Drive has a steep embankment profile along the south side of the street – significant enough to require guard rail along the road. This renders it unfeasible to place property line or curb-side sidewalk. The terrain challenge extends to the northerly portion of Sturgis Road and can be seen on the attached topographic map and photos.
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, there is no curb along either Pine Hills Drive or Sturgis Road. The absence of curb would create a hazardous condition for pedestrians as there would be no barrier to separate vehicles and pedestrians. Traffic on Sturgis Road is also transitioning to a 50 mph speed limit which enhances the potential pedestrian hazard.

On the adjoining lot to the south there is a more significant ditch section with a convergence of storm sewer pipes. This area would be inundated during storm events and would gather snow in the winter months. Installation of a connective sidewalk in this location is impractical and improbable until such time as an enclosed stormwater conveyance or alternate road section is developed.

Based on the absence of connective sidewalk, the topographic considerations and potential pedestrian hazards associated with placement of public sidewalk we respectfully request your support of the variance to waive sidewalks for this project.

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