January 30, 2020

City Council
300 Sixth Street
Rapid City, SD 57701
e: engineeringdevelopmentgroup@rcgov.org

RE: Variance from the requirement to install sidewalk for Lot E, Buffalo Crossing West Subdivision, Section 26, T1N, R7E, BHM Rapid City, Pennington County, South Dakota.

Honorable Council Members,

The purpose of this letter is to waive the requirement to install sidewalk for Lot E in the Catron Boulevard and the Mt. Rushmore Road right-of-way as required by Section 12.08.060.C of the Rapid City Municipal Code. This request is formally made by Wyss Associates, Inc. on behalf of Security First Bank as we are the designer on record for the improvements to Lot E which prompt the sidewalk requirements. This will be for a new commercial development. No building permit has been issued or requested at the time of this request for variance.

The intersection of Catron Boulevard and Mt. Rushmore Road is on the SDDOT’s schedule for reconstruction in FY 2025. If constructed now, it is highly likely that the sidewalk will need to be removed and rebuilt as part of the intersection reconstruction. In communications with the SDDOT, they are considering multiple configurations which will impact location and grades of the sidewalk in the right-of-way.

This request is for only that portion of sidewalks adjacent to Lot E located at the intersection of Catron Boulevard and Mt Rushmore Road. There are no sidewalks present at the intersection. The closest sidewalk on Mt. Rushmore Road is located at the intersection of Cathedral and Mt. Rushmore Road which is roughly 3 miles away. The closest sidewalk on Catron Boulevard is located at Nugget Gulch Road which is 5,760 feet away.

The variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code. Thank you for your assistance in this matter.

Respectfully submitted,
Wyss Associates, Inc.

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Enc. Site map