February 11, 2020

City Council  
City of Rapid City  
300 6th Street  
Rapid City, South Dakota 57701

RE: Variance Request – Written Statement  
Variance from the requirements to install sidewalk  
Godfrey Brake Service & Supply  
110 Poplar Ave.  
Rapid City, SD 57701

Dear City Council;

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

Name of person requesting sidewalk variance:  
Leah M. Berg, P.E.  
Agent for Owner and Civil Engineer for project  
ACES – Affordably Creative Engineering Services, Inc.  
Phone: 605-716-4646  
Email: L Berg@proacesinc.com

Type of permit that requires the installation of sidewalk:  
Commercial Building Expansion  
Planned Development Overlay #19PD047 (stipulation #8)

Adjacent streets that require sidewalk installation:  
East Chicago Street  
    Sidewalk being installed with project – See attached Site Plan C2.00  
North Poplar Avenue  
    Variance Requested

Justification for not wanting to construct the sidewalk:  
    • North Poplar Avenue is a light industrial district area  
      o There is no pedestrian traffic on this stretch of roadway
• There is no existing sidewalk on North Poplar Avenue
• There is no curb and gutter or established pedestrian area on North Poplar Avenue
• The businesses along North Poplar Avenue consist of large truck and do not connect residential or walk-in retail uses
• The Owner is proposing to install sidewalk along the right-of-way along East Chicago Street as part of their building addition project but sidewalk is not warranted on North Poplar Avenue

Distance to and location of the nearest existing sidewalks:
• There are currently no sidewalks on North Poplar Avenue.
• Nearest sidewalks are located on East Chicago Street where the Owner is proposing to install sidewalk to continue from the previously installed sidewalk west of the E. Chicago St. and N. Poplar Ave. intersection.

Your consideration of this request is appreciated. If there are any questions feel free to contact me.

Sincerely,

Leah M. Berg, P.E.
President
1. SITE IMPROVEMENTS SHALL MEET CITY OF RAPID CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT OR 2007 EDITION.

NOTES:

ASPHALT PAVEMENT, MATCH EXISTING, 3312 SQFT

PROPOSED CONIFEROUS TREE SCREEN UPRIGHT JUNIPER, PER LOCAL SUPPLY

PROPOSED TURF WITH STEEL EDGER

RIP RAP

DRAINAGE FLOW ARROW

DRAINAGE FLOW ARROW

NOTES:

PROPOSED STEEL EDGER

EAST CHICAGO STREET

POPLAR AVENUE

EXISTING POLE SIGNAGE

EXISTING DBL SWING GATE

EXISTING ROLLING SLIDE GATE SHALL BE RECONFIGURED BY CONTRACTOR

PROPOSED BUILDING SETBACK

SAND/OIL INTERCEPTOR - BY OTHERS. 4" PVC SANITARY SEWER SERVICE TO MAIN, 118.4 L.F.

3' UTILITY AND MINOR DRAINAGE EASEMENT

EXISTING POLE SIGNAGE

8' UTILITY AND MINOR DRAINAGE EASEMENT

EXISTING ROLLING SLIDE GATE SHALL BE RECONFIGURED BY CONTRACTOR

CUSTOMER PARKING, 7 SPACES, 9' X 18' @ 30°

EXISTING BUILDING SETBACK

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CUSTOMER PARKING, 7 SPACES, 9' X 18' @ 30°

PROPOSED TURF WITH STEEL EDGER

PROPOSED CONIFEROUS TREE SCREEN UPRIGHT JUNIPER, PER LOCAL SUPPLY

PROPOSED STEEL EDGER

EAST CHICAGO STREET

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CUSTOMER PARKING, 7 SPACES, 9' X 18' @ 30°

TYPICAL BOLLARD AT DOOR (16 TOTAL)- SEE DETAIL

80.0' R.O.W.

EXISTING 24LF 18IN CMP

INV N = 3231.45
INV S = 3231.85

82.7' R.O.W.

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INV S = 3231.85

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