



# MEMO

Date: April 20, 2016  
To: City of Rapid City Public Works and City Council  
From: FourFront Design on behalf of Back Porch SD, LLC  
Project: Eddie's Truck Stop/Freightliner (FourFront Project # 14-2218)  
Subject: Request for Sidewalk Exception

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FourFront Design is serving as Owner's Representative to present the request for an exception from the requirements to install sidewalks.

### Description of Request:

A new facility for Eddie's Truck Stop is currently undergoing design, located on North Turbine Drive (Parcel ID 2133227002). The owner is seeking that an exception be granted to the requirement of current ordinances for a sidewalk within the Elk Vale Road right-of-way (see Figure 1). Streets adjacent to the property that require sidewalk installation are Elk Vale Road and N. Turbine Drive.

### Distance to and Location of Nearest Existing Sidewalks:

According to Rapid Map, the distance to the nearest existing sidewalk along Elk Vale, is approximately 532.82' from the northeast corner of the subject property, located at the intersection of Eglin Street and Elk Vale Road (see Figure 2).



FIGURE 1



FIGURE 2

**Justification:**

The Owner will be submitting a building permit application for the proposed development of the new Eddie's Truck Stop/Freightliner facility and site. Prior to this submittal, a Planned Development will be submitted.

Current ordinances require a 4' sidewalk within the right-of-way along Elk Vale Road and Turbine Drive. The owner is requesting an exception to this requirement along Elk Vale Road for the following reasons:

1. The nature of the development is a large truck repair facility and dealership, with very few customers accessing the site on-foot. Nearly all access will be from vehicular traffic since the site is located outside of the city center and in an area with low pedestrian traffic.
2. The Mobil gas station located to the adjacent north does not have a sidewalk within the Elk Vale Road right-of way (see Figure 3). Therefore, for pedestrians to access the Eddie's Truck Stop site from the corner of Elk Vale and Eglin, travel through the side of the road would be required and unlikely. Additionally, the lack of sidewalk along the gas station right-of-way provides precedence to not include a sidewalk along Elk Vale Road.
3. The topography along the right-of-way is fairly steep and not conducive to the development of a sidewalk (see Figure 4).



FIGURE 3

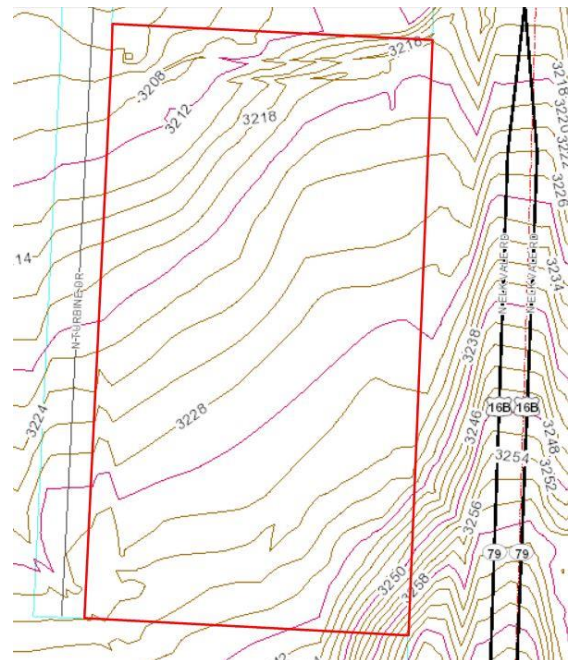


FIGURE 4

For any questions please contact Jessica Holdren at (406) 493-6153, [jholdren@4front.biz](mailto:jholdren@4front.biz), or Eirik Heikes at (605) 342-9470, [ehikes@4front.biz](mailto:ehikes@4front.biz).

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