May 11, 2020

City of Rapid City  
Public Works – Engineering Services  
300 – 6th Street  
Rapid City, SD  57701

Re: Sidewalk Variance Request  
Proposed Multifamily Development  
1330 Catron Boulevard  
Rapid City, SD

On behalf of Lloyd Companies, this shall serve as a Sidewalk Variance Request to waive the requirements to construct sidewalk along Catron Boulevard and Wellington Drive for the above referenced project as required by Section 12.08.060 of the Rapid City Municipal Code. Sidewalk will be constructed along the access road paralleling Catron Boulevard, set back approximately 134 feet off the highway. It is proposed that this sidewalk serve to meet the requirements of Section 12.08.060 of the Municipal Code.

The site is the location of the proposed Vue at Catron, a multi-family apartment complex to be constructed on the lots defined as Tract A and Tract B of Meadow View Subdivision, less Lots H1 and H2, all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, SD.

Please note that Lloyd Companies is not requesting a variance to construct approximately 500 feet of sidewalk along the access road paralleling Catron Boulevard, and approximately 200 feet of Wellington Drive. A site plan and vicinity map are attached to this letter for reference.

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

Justification for this Variance Request is as follows:

- Catron Boulevard is designated as US Highway (US) 16B and is functionally defined as a non-interstate freeway/expressway by South Dakota Department of Transportation (SDDOT). The posted speed in the vicinity of the site is 45 miles per hour (MPH). Catron Boulevard is a high-speed thoroughfare connecting US Highway (US) 16B truck traffic to Interstate 90 (I-90). Pedestrian traffic along such a freeway/expressway presents significant safety concerns.

- Significant topographic constraints exist at the subject site that would make design and construction of a sidewalk in the area challenging and significantly expensive. With the addition of the required deceleration lane, construction of a sidewalk adjacent to Catron Boulevard would require substantial grading and construction of drainage features including possible large retaining walls, storm sewer piping and structures. A site plan showing topographic contours is attached to this letter for reference.
Sidewalk variances have recently been approved for similar projects along Catron Boulevard in the vicinity. Specifically, a variance was granted for Lot E of Buffalo Crossing West Subdivision to waive the requirement to install sidewalk along Catron on the northwestern corner of the intersection with Highway 16. A variance was also granted for Lot A of the Buffalo Crossing Subdivision for a Monument Health project to waive requirements to construct sidewalk along Catron Boulevard.

Recent sidewalk variances that have been approved for similar projects along Catron Boulevard in the vicinity of the project have indicated that the roadway cross section in the area is designed as a rural street section with ditches to accommodate drainage. In other words, no curb and gutter exist, and grading has not been designed to accommodate sidewalks. Therefore, significant redesign and reconstruction of the roadway section would be required. Site photos are attached to this letter for reference.

As discussed, recent variances have been granted in the area of the project along Catron Boulevard. Therefore, no sidewalk system exists along Catron in the area. The residential development along Wellington Drive across Catron Boulevard to the south contains sidewalks with the development but the do not extend to along Catron. Off-street sidewalks exist on the Black Hills Energy property to the west, across Highway 16, but do not abut Catron Boulevard. No other sidewalks exist in the immediate vicinity. A vicinity map is attached to this letter for reference.

Please feel free to contact us if you have any questions or need additional information.

FMG Engineering

Jason Hinds, P.E.

Attachments:  Site Plan
               Vicinity Map
               Site Photos

Cc: Mike Crane, Lloyd Companies

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