December 4, 2020

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 A of Buffalo Crossing West – aka 2260 Promise Road
Owner: Purdy Properties LLC

Mayor Allender and Council Members:

On behalf of owner Jodi Purdy of Purdy Properties, LLC we are submitting this Variance request to waive the requirement to install sidewalks along the north side of Catron Boulevard and abutting this property.

This project consists of development of an existing commercial lot for a Scooter’s Coffee. The property is located at the northwest corner of the intersection of Promise Road and Catron Boulevard which is part of the recent Buffalo Crossing West commercial development.

Sidewalks are in place along both sides of Promise Road which abuts the property on the west. Promise Road was recently constructed and replaces the previous traditional frontage road along US Highway 16 (Mount Rushmore Road). The Buffalo Crossing West development relocated the old frontage road access to Promise Road and which now functions as a “rearage” road. Sidewalks were placed along both sides of Promise Road which suggests that it was desirable to keep pedestrian traffic out of the Highway 16 corridor as Promise Road would be the safer and preferred pedestrian route.

The nearest public sidewalk on the north side of Catron Boulevard is over ½ mile to the west and there is no public sidewalk to the east. On the south side of Catron Boulevard the nearest public sidewalk to the west is over ½ mile. To the east, there is a portion of sidewalk along the Black Hills Energy frontage that connects to their internal walkway system, but there is no public sidewalk at the Catron Boulevard/US Highway 16 intersection. There is no public sidewalk on either side of US Highway 16 running both north and south of the Catron Boulevard intersection and no sidewalk running east on either side of Catron Boulevard from the US Highway 16 intersection.
Portions of Catron Boulevard on the west side of US Highway 16 were recently modified - adding a second traffic lane in the westbound direction. Sidewalks were not included as part of that project and the existing street section, with shoulders and ditch sections does not lend itself to the placement of typical public sidewalk. The rural character of the street section on Catron Boulevard (ditch sections with no curb and gutter) combined with the 45mph speed limit would present hazardous conditions for pedestrian traffic.

Additionally, when the Promise Road and Catron Boulevard intersection was built the typical intersection ramps were not provided in the east or west direction along Catron Boulevard – suggesting that sidewalk in this location was not contemplated for the future.

Based on the existing road section and potential hazard for pedestrian traffic we are requesting your support of this Variance to waive the installation of sidewalk along Catron Boulevard as it abuts 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
Parcel Information

Parcel ID: 3727279001
Tax ID: 69238
Property Address: 2260 PROMISE RD
Legal: LOT A
Block: 
Subdivision: BUFFALO CROSSING WEST
Section: 27
Township: 1 N
Range: 07 E
Acres: 1.16
Owner Last Name: PURDY PROPERTIES LLC
First Owner:
Second Owner:
Mailing Address: 1103 WEST BLVD
Mailing City: RAPID CITY
State: SD
Zip Code: 57701-3574

Land Value: 328400
Non-ag Structure Value: 0
Ag Structure Value: 0
Total Value: 328400

Land Use Code: N
Commercial Use Code: C
Subdivision Code: 0749
Ambulance District: 
Civil District: Rapid City
Sanitary Sewer District: 
Deed Filing Date (mm/dd/yy): 101419
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