April 29, 2021

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 10 of Tract D of Sunnyvale – 1605 Sunnyvale Drive
Owners: James & Charlette Steele

Mayor Allender and Council Members:

On behalf of owners James and Charlette Steele, we are submitting this Variance request to waive the requirement to install sidewalks along 1605 Sunnyvale Drive.

This property is located on the north side of Canyon Lake Drive between Steele Plaza on the east and Boulder Street on the west. This is an older area of original platting (1939) with modest sized lots and right-of-way widths.

Sunnyvale Drive is a 25’ wide right-of-way with a gravel driving surface. There is no curb and gutter or sidewalks on this street. The existing right-of-way width does not support a typical street section. A sidewalk would encroach on an already narrow driving section and there would be no barrier between pedestrian and vehicular traffic.

The overall length of the Sunnyvale Drive is just around 150’ +/- and terminating at the northeasterly corner of the subject property. The last 50 +/- feet of right-of-way is located up a 8’ +/- high embankment against federal lands to the north. Due to the significant difference in elevation between the private and federal lands, no connecting or extended development is anticipated north of this property. Including the subject property, there are only 4 residentially developed parcels that utilize this street and pedestrian traffic is limited.

The largest lot along this street (and located directly south of the subject property) is owned by the City of Rapid City and contains water system facilities. There is no sidewalk adjoining the City owned property.

The nearest public sidewalk is located along Canyon Lake Drive – approximately 280 to the south of this property.
Based on the restricted right-of-way width, the limited development of this area and the topographic restrictions, we are asking for your support and approval of this Variance request to waive sidewalk installation along 1605 Sunnyvale Drive.

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.

[Signature]
Janelle L. Finck
President

jlf
encl
Rapid City-Pennington County
Parcel Report

Parcel Information

Parcel ID: 3704452007  Tax ID: 33780

Property Address: 1605 SUNNYVALE DR
Legal: LOT 10 OF TRACT D

Block:  Subdivision: SUNNYVALE
Section: 04  Township: 1 N  Range: 07 E

Acres: 0.23
Owner Last Name: STEELE
First Owner: JAMES
Second Owner: CHARLETTE

Mailing Address: 2927 EVERGREEN DR
Mailing City: RAPID CITY  State: SD  Zip Code: 57702-5052

Land Value: 52000
Non-ag Structure Value: 99900  Ag Structure Value: 0
Total Value: 151900

Land Use Code: N  Land Type Code: D
Commercial Use Code:
Subdivision Code: 6740  Improvements Code: 1
Ambulance District:
Civil District: Rapid City  Fire Department: RC
Sanitary Sewer District:
Water District: West Dakota Water District

Deed Filing Date (mm/dd/yy): 022592  Deed Type: WD
Deed Book: 44  Deed Page: 08167
Deed Document Number: 0
NOTE: Requesting sidewalk variance due to narrow right-of-way, no barrier for pedestrian safety, no connecting sidewalk and located at street terminus.
Sunnyvale - southeast (front) corner looking south
Steele - easterly view