



September 21, 2021

City of Rapid City – Public Works Department
Dan Kools
Development Review Engineer
300 Sixth Street
Rapid City, SD 57701

Re: Village on the Green No. 3 Subdivision, Rapid City, SD – Sidewalk Variance Request

Dear Mr. Kools:

On behalf of the Hart Ranch Development Company, AE2S, the design engineer, is preparing the Development Engineering Plans for the Village on the Green No. 3 Subdivision; see attached drawings. We are requesting a sidewalk variance for the subdivision. Hart Ranch Development Company is developing the subdivision for single-family residential use and thus will require a permit for said buildings. The subdivision contains two streets (Street A and Street B) that require sidewalks. There is an existing walking path north of Anna Court which is approximately 50 feet from the proposed Street A.

Below is a list of justifications for not wanting to construct a sidewalk within the proposed development:

1. Village on the Green No. 3 is a private development with low vehicle and foot traffic.
2. The existing adjacent roads do not have sidewalks.
3. Walking trails and private roads provide paths for residents to utilize.
4. Additional walking paths are proposed to be constructed as the subdivision develops.

The variance request is submitted as allowed for by Section 12.08.060.C of the Municipal Code. We look forward to continuing working with your staff in preparing the Development Engineering Plans for Village on the Green No. 3. If you have questions or concerns regarding this variance request, please contact me at (605) 341-7800 or via email at joe.noble@ae2s.com.

Sincerely,

AE2S

Joe Noble, P.E.
Project Manager