



May 16, 2022

Honorable Mayor and City Council Members
City of Rapid City
300 Sixth Street
Rapid City, Sd 57701

Ref: Request for variance to not install sidewalks as required by RCMC Section 12.08.060.

Honorable Mayor and City Council Members;

Please accept this letter as the formal request for a variance to not install sidewalk along the east side of Industrial Avenue adjacent to 704 Industrial Avenue, (Parcel ID 20-34-177-023). The parcel is zoned Light Industrial and is located north west of the Deadwood Avenue and Cement Plant Road intersection. Please see attached Location Sketch for location of the property on Industrial Avenue. The identified property is owned by Magic Canyon LP, P.O. Box 7591, Rapid City, SD 57709

The installation of sidewalk is required for a building permit to convert an existing warehouse into an equipment maintenance facility. The property currently houses three warehouse storage buildings. Only one building is being modified and there is no expansion of the existing building or construction of new buildings or structures. There are very limited sidewalks installed along Industrial Avenue, Cement Plant Road or Plant Street. Please refer to Adjacent Sidewalk sketches for location of closest sidewalk.

The street right-of-way and property on the west side of 704 Industrial Avenue slope sharply up from the street at an app. 2 to 1 slope for nearly 250 feet of the 420 feet of frontage abutting Industrial Avenue. Installation of this 250-foot portion of sidewalk would most likely require a retaining wall to stabilize the backslope up from the sidewalk. This would greatly increase the cost of a discontinuous portion of sidewalk that does not connect to another sidewalk. The area adjacent to Industrial Avenue, Plant Street and Cement Plant Road is fully developed and utilized for industrial uses. There is little potential for redevelopment of the surrounding property or uses that would trigger the installation of sidewalk improvements. There is not evidence of foot traffic, (wear paths, retail businesses), that would indicate there is foot traffic in this area.

Requiring the install of app. 420 feet of sidewalk adjacent to 704 Industrial Avenue, along with a retaining wall or other permanent slope retention will be a substantial hardship on the Owner, and create a discontinuous segment of sidewalk along an industrial street that may never connect to another sidewalk on this or adjacent streets.

TOWEY DESIGN GROUP, INC.

475 Villa Drive, Suite 3, Box Elder, SD 57719 | 605.600.3758
mtowey@toweydesigngroup.com



On the behalf of Magic Canyon, LP, we respectfully request a variance to not install sidewalk along Industrial Avenue adjacent to the 704 Industrial Avenue be granted.

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

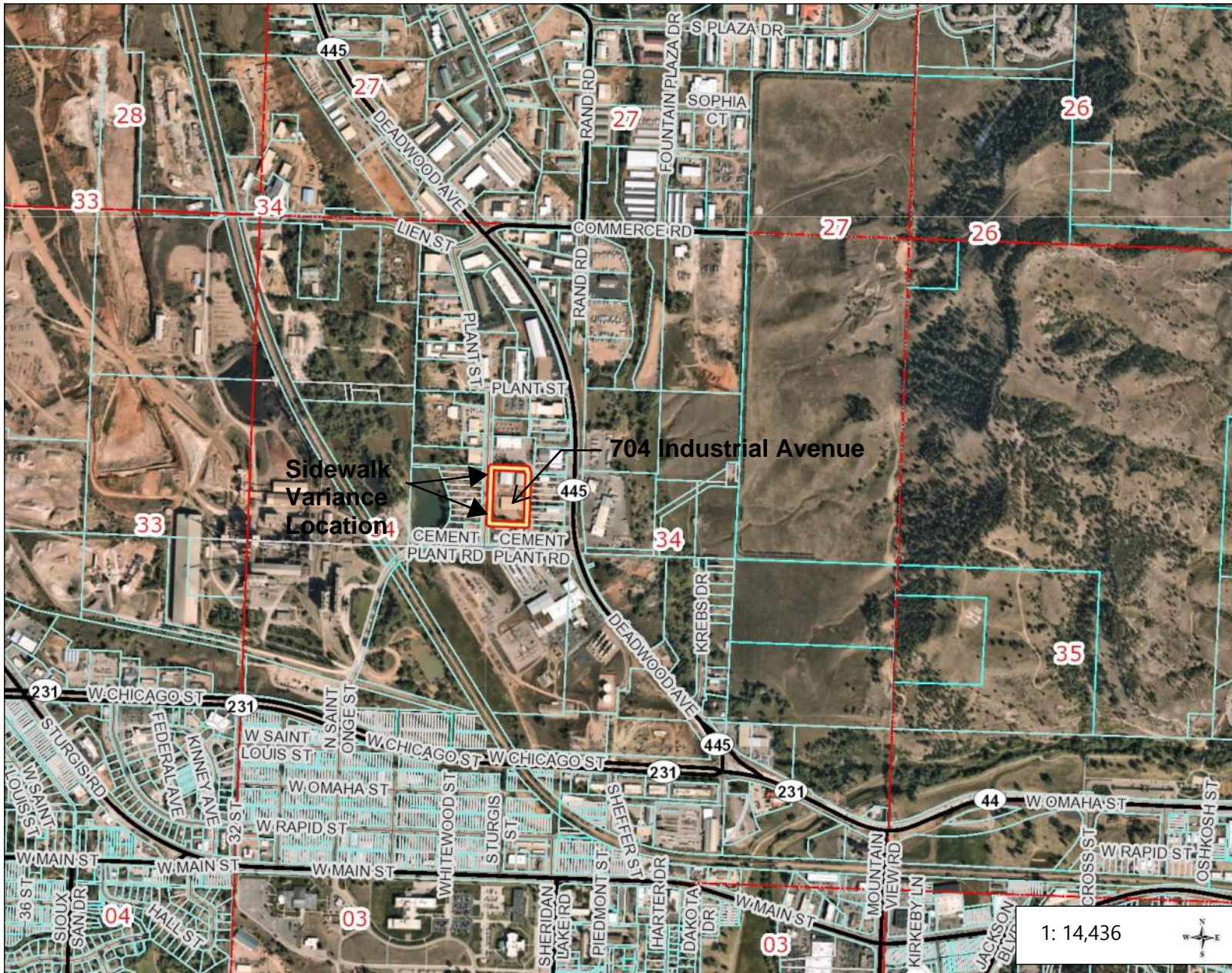
Sincerely,

Towey Design Group, inc.

Owner:

Mr. Andrew Scull
President, Property Owner
Magic Canyon, LP.
P.O. Box 7591
Rapid City, SD 57709
ascull@scullconst.com
605 381-1172

Encl: As noted.



Legend

Roads

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Unimproved road
- Trail
- Airport Runway
- Not yet coded

Section Lines 0-25k

Tax Parcels

Lot Lines

- <Null>
- Lot Line
- Parcel Line

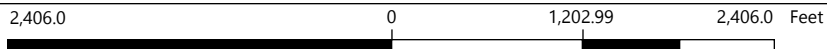
Location Sketch

704 Industrial Avenue

Sidewalk Variance Request

April 12, 2022

Map Notes:



Roads

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Unimproved road
- Trail
- Airport Runway
- Not yet coded

Section Lines 0-25k

Tax Parcels

Lot Lines

- <Null>
- Lot Line
- Parcel Line



1:4,000



666.7 0 333.33 666.7 Feet

Map Notes:









