

July 25, 2016

Dan Kools P.E.
Project Engineer
City of Rapid City
300 6th Street
Rapid City, SD 57701

RE: REQUEST FOR SIDEWALK VARIANCE
Proposed RPMI Innovations Inc., Manufacturing Facility
500 Turbine Drive
Rapid City, SD

Dear Mr. Kools:

Please allow this letter to serve as RDSS LLLP's request for a variance to waive the requirement to construct sidewalks at the proposed RPM Innovations, Inc. new building project. The ultimate project will be a multi-building High Tech Manufacturing campus. An aerial photo is attached showing our proposed project including the sidewalks along Homestead Street and Turbine Drive that are the subject of this variance request.

We are planning on beginning construction of the first phase late this summer or early fall. We are submitting this sidewalk variance request in advance of the building permit application submittal so that this issue does not delay the building permit approval process.

The legal description of the project is Lot 1 of Block 5 of Rushmore Business Park located in Ne1/4 of Section 4, T1N, R8E, Rapid City, SD.

The streets that would require sidewalk construction are Turbine Drive and Homestead Street. As you can see from the drawings the total street frontage is quite lengthy. As indicated by the plat, the frontage of Turbine Drive is about 764' and the frontage along Homestead Street is about 680'. This would require about 7,220 square feet of sidewalk construction. The nearest sidewalk is on Homestead Street and is located near the southeast corner of our property.

We would note, RDSS, LLLP has another High Tech Manufacturing Facility on Concourse Drive that was initially constructed in 2001-2002 and no sidewalks were required. When we added on a parking lot in 2010 and additional building square footage in 2012, we were required to construct sidewalks along Concourse Drive. Since that time we have watched many other nearby buildings change ownership, being constructed, renovated, or added onto with sidewalks being required at only one site other than ours.

Based on our long time history at the Concourse Drive site, beginning in 2002, we would like to share our observations of the area along our frontage to Concourse Drive. We have had sidewalks since 2010 and observed that pedestrian foot traffic walks on the road and rarely use these sidewalks. In addition, you will not find any paths worn in the grass alongside the road from pedestrian traffic. As such we believe the variance to not construct sidewalks at our proposed new project is reasonable and justified.

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

Please contact me at robert.mudge@rpm-innovations.com or 605-390-0676 if you have any questions.

Sincerely,

RDSS, LLLP



Robert P. Mudge
General Partner

Attachments

CC: FMG, Inc
Mayor Steve Allender

RECEIVED

JUL 26 2016

**ENGINEERING
SERVICES**

Scale	As Shown
North Arrow	As Shown
Author	AS
Check	AS
Date	10/1/16
Project No.	16-001
Sheet No.	1 of 1



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Rapid City, SD 57702-6317
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