September 12, 2017

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

Project Location: Lot 9 of Founders Park Subdivision - 326 Founders Park Drive
Owner: Pat Tlustos for Founders Park LLC
ptlustos@nwemanagement.com (p) 390-8042

Mayor Allender and Council Members:

On behalf of owner and developer Pat Tlustos / Founders Park LLC, and as allowed for by Section 12.08.060 C of the Rapid City Municipal Code, we are submitting this Variance request to waive the requirement to install sidewalks on the southerly portion of the east side of Founders Park Drive adjoining Lot 9 of Founders Park Subdivision.

This project consists of a single story commercial (office) building located on a 0.82 acre parcel, lying north of Rapid Creek, south of Settler’s Creek townhomes, and west of the Executive Golf Course.

Founders Park Subdivision is part of a Planned Development, which has largely been built and developed for commercial offices and multi-family housing. Per the original Planned Development, sidewalks were planned and have been provided on the west side of Founders Park Drive and waived on the east side – consequently, there is no connective public sidewalk on the east side of Founders Park Drive south of Lot 9. Per the attached aerial exhibit, there is ample public and private pedestrian access at this location from the existing sidewalks, and from the bike path along Rapid Creek, the golf course and the Hanson-Larson Memorial Trail. Sidewalk abutting the southerly portion of Lot 9 is inconsistent with the previously approved PD and development. Sidewalk in this area will also require removal of existing landscaping that enhances the aesthetics of this development.

We respectfully request your support of this request to waive sidewalk along a portion of Lot 9 of Founders Park Subdivision.

Sincerely,

FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Findk
President

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encl