



# Rapid City Community Development RAP SHEET

Please contact Community Development with questions – (605) 394-4120

## Report on Active Projects – March 22, 2024

#	Project	Location	Type	Zone	Status
Commercial					
1	South Middle School	2 Indiana St	136,499 sf	General Commercial	Construction underway
2	BH Power Sports Addition	3005 Beale St	10,600 sf	General Commercial	Construction underway
3	Clubhouse Hotel & Suites	1920 Hope Ct	77,002 sf	General Commercial	Construction underway
4	Fire Station #1	10 Main street	22,012 sf	General Commercial	Construction underway
5	Block 5 Project - Full Permit	525 St Joseph St	362,699 sf	Central Business District	Construction underway
6	Pete Lien Headquarters - Full Permit	3401 Universal Drive	37,278 sf	Light Industrial District	Construction underway
7	RWE Vet Clinic	3713 E Anamosa St	6,800 sf	General Commercial	Construction underway
8	TranSource Truck & Equipment	2233 N Elk Vale Rd	26,875 sf	Light Industrial District	Construction underway
9	Mr. Liquors	5312 Black Hills Blvd	16,944 sf	General Commercial	Construction underway
10	RAI Headstart Addition	2112 S Valley Drive	9,212 sf	General Commercial	construction underway
11	RC Airport Addition	4550 Terminal Rd	57,320 sf	General Commercial	construction underway
Residential					
1	Residential Homes	Various	16 single family homes	Various	February 2024 permits issued
2	Creekside Heights Apartments	3281, 3257, 3223, 3245, 3136, 3264 Jim St	191,292 sf -182 units	Medium Density Residential	Construction underway
3	Altitude Apartments	1820, 1874, 1882, 1864, 1890,1828, 1930 Fox Rd	11,041 sf - 24 units 11,041 sf - 24 units 11,041sf - 24 units 11,041sf - 24 units 5,802sf - 12 units 11,041sf- 4 units	Medium Density Residential	Construction underway
4	Enchanted Apartments Bldgs #1-5	4813 5th St 4817 5th St 4821 5th St 4829 5th St 4827 5th St	14,547sf - 15 units 14,547sf - 15 units 14,547sf - 15 units 14,547sf - 15 units 14,547sf - 15 units	Medium Density Residential	Construction underway
5	Johnson Ranch Apartments – Phase 2	2048, 2044, 2040, 2036, 2026 Provider Blvd	13,854 sf- 15 units 13,854 sf -15 units 13,854 sf -15 units 13,854 sf -15 units	Medium Density Residential	Construction underway
6	Hickory Apartments	182,184,196,198 Mickelson Dr	18,100sf - 10 units 27,150 sf - 15 units 10,927 sf - 7 units 20,364 sf - 13 units	Medium Density Residential	Construction underway
7	Shepherd Hills Apartments	2307 E & 2451 E Anamosa St	47,624- 50 units & 47,624- 50 units	Medium Density Residential	Construction underway
8	Sagebrush Flats Apartments	965 E Omaha Street	129,993 - 128 units	Medium Density Residential	Construction underway
9	Sagebrush Flats Apartments	925 E Omaha Street	56,820 sf- 52 units	Medium Density Residential	Construction underway
Proposed Plats (Subdivisions)					
1	22PL132 - PLM Subdivision - Transfer Plat	south 5th Street	1 lot	Public District and Low Density Residential District	Under Review - Suspended



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2	23PL018 - Black Hills Industrial Center Subdivision - Development Engineering Plans	East of intersection of Highway 79 and Old Folsom Road	2 lots	Heavy Industrial District	Under Review - Suspended
3	23PL090 - Falcon Crest 2 Subdivision - Preliminary Subdivision Plan	8550 Countryside Boulevard	13 residential lots	Suburban Residential District (Pennington County)	Placed on the 4/4/2024 Planning Commission Agenda
4	23PL098 - Shepherd Hills Subdivision - Development Engineering Plans	N. Valley Drive and E. Philadelphia Street	30 residential lots	Medium Density Residential District - Low Density Residential District	Under Review - Suspended
5	23PL099 - Shepherd Hills Subdivision - Development Engineering Plans	Ruth Court and E Philadelphia Street	21 residential lots	Low Density Residential District II - Medium Residential District	Under Review - Suspended
6	23PL109 - Anamosa Crossing Subdivision - Development Engineering Plans	Utica Street and East Anamosa Street	1 commercial lot	General Commercial District (Planned Development)	Under Review - Suspended
7	23PL110 - Homestead Vista Subdivision - Development Engineering Plans	South of Homestead Street, west of terminus of Patricia Street, north of Sweetbriar Street	22 residential lots	General Commercial District Office Commercial District	Under Review - Suspended
8	24PL005 - Prairie Meadows South Subdivision - Development Engineering Plans	Southeast of the intersection of Marino Drive and Country Road	25 residential lots	Low Density Residential District I	Under Review - Suspended
9	24PL007 - Fairway Hills PRD and Tuscany at the Cliffs Preliminary Subdivision Plan	2601 Brynwood Road and 24189 Dewey Lane	3 residential lots	Park Forest District - Medium Density Residential District - Low Density Residential District	Under Review - Suspended
10	24PL008 - Strato Rim Estates Subdivision - Final Plat	North of Hwy 16 and west of Strato Rim Drive	2 residential lots	Low Density Residential (Pennington County) & Rural Residential District	Under Review - Suspended
11	24PL010 - Villas at Villaggio Subdivision - Development Engineering Plans	South of the Intersection of Villaggio Land and Golden Eagle Drive	13 residential lots	Low Density Residential District 1	Under Review - Suspended
12	24PL012 - Zion Subdivision Preliminary Subdivision Plan	east of the intersection of Tower Road and Mount Rushmore Road	4 residential lots	Low Density Residential District I	Approved with Stipulations at the 3/21/2024 Planning Commission meeting
13	24PL014 - Cornford Subdivision Final Plat	east of Cambell Street between Highway 44 and E. North Street	2 commercial lots	General Commercial District	Staff Approved: 3/19/2024
14	24PL017 - Meadow Ridge Subdivision - Layout Plan	east of Ennen Drive and north of Meadow Valley Drive	2 residential lots	Suburban Residential District (Pennington County)	Review Completed: 3/15/2024
15	24PL018 - Shepherd Hills South Subdivision - Development Engineering Plans	N. Valley Drive	43 residential lots	Medium Density Residential District - Low Density Residential District II	Under Review
16	24PL019 - Dvorak Subdivision Preliminary Subdivision Plan	Northeast of the intersection of Sun Ridge Road and Pushing Place	4 residential lots	Agricultural District (Pennington County)	Placed on the 4/4/2024 Planning Commission Agenda
17	24PL020 - Kateland Subdivision Minor Plat	840 Petrose Drive	2 residential lots	Medium Density Residential District	Under Review



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#	Project	Location	Type	Zone	Status
18	24PL021 - Highpoint Ranch North Subdivision - Lot Line Adjustment	Southwest of the intersection of Pikes Peak Court and Cloud Peak Drive	4 residential lots	Low Density Residential District I	Under Review
19	24PL023 - Ennen Subdivision - Development Engineering Plans	East of Reservoir Road, north of Bridge Drive	69 residential lots	Low Density Residential District I	Under Review

### Vacation of Right-of-Way

1	24VR001 - Feigel Subdivision Vacation of Right-of-Way	North of E. Watertown and east of Spruce Street	Vacating Right-of-Way	Light Industrial District / Medium Density Residential District	Under Review - Suspended
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### Conditional Use Permits/Planned Development Overlay Requests

1	24UR003 - Mann Subdivision - Conditional Use to allow a cell tower	3220 W. Chicago Street	cell tower	General Commercial District	Under Review - Suspended
2	24UR004 - Pine Hills Subdivision - Major Amendment to Conditional Use Permit to allow a detached oversized garage with a second story accessory dwelling unit	1355 Pine Hills Drive	oversized garage with an ADU	Low Density Residential District I	Placed on the 4/4/2024 Planning Commission Agenda
3	24UR005 - RCLD Addition Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant	2050 W. Main Street	restaurant with on-sale liquor	General Commercial District	Placed on the 4/4/2024 Planning Commission Agenda
4	24PD007 - Menard Subdivision Major Amendment to a Planned Development Overlay to allow a self-storage facility	824 N. Creek Drive	Self-storage facility	General Commercial District (Planned Development)	Under Review - Suspended
5	24PD008 - Rushmore Crossing II Addition - Final Planned Development Overlay to allow a restaurant with drive-thru	Northeast of the intersection of Eglin Street and Luna Avenue	Drive-thru restaurant	General Commercial District (Planned Development)	Under Review - Suspended

### Rezones/Annexations/Variations

1	24RZ001 - Section 19, T2N, R8E - Rezoning request from General Agricultural District to Low Density Residential District I	southeast of the intersection of Marino Drive and Country Road	Rezone	General Agricultural District - Low Density Residential District I	Approved 2nd reading at the 3/18/2024 City Council Meeting
2	24RZ002 - Shepherd Hills South Rezoning request from Medium Density Residential District to General Commercial District	143 N. Valley Drive	Rezone	General Commercial District - Medium Density Residential District (Planned Development Designation)	Approved 2nd reading at the 3/18/2024 City Council Meeting
3	24RZ003 - Knollwood Heights No. 4 Revised - Rezoning request from Low Density Residential District I to Public District	northern terminus of Herman Street and running east of Downing Street	Rezone	Low Density Residential District I	Approved at the 3/21/2024 Planning Commission meeting



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4	24RZ004 - Knollwood Heights No. 4 Revised and Marshall Heights Tract - Rezoning request from Medium Density Residential District to Public District	mostly north of E. Knollwood Drive	Rezone	Medium Density Residential District	Approved at the 3/21/2024 Planning Commission meeting
5	24RZ005 - Robbinsdale Addition No. 10 - Rezoning request from Low Density Residential District I and Office Commercial District	201 Anamaria Drive	Rezone	Low Density Residential District I	Placed on the 4/4/2024 Planning Commission Agenda
6	24RZ006 - Original Town of Rapid City - Rezoning request from Central Business District to High Density Residential District	402 Quincy Street	Rezone	Central Business District	Placed on the 4/4/2024 Planning Commission Agenda

### Studies

1	Major Street Plan Analysis and Update	Rapid City Area Metropolitan Planning Area (MPA)	Provide a comprehensive transportation network throughout the MPA.	N/A	Project is ongoing. Study updates available <a href="http://www.rcmajorstreets.com">www.rcmajorstreets.com</a>
2	Highway 1416 and Radar Hill Road Corridor Study	Hwy 1416 East of I90 and Radar Hill Road between Highway 1416 and SD Highway 44	Traffic Analysis and Road Design in anticipation of future reconstruction.	N/A	Public meetings held in March 2024
3	Rapid TRIP 2050 Metropolitan Transportation Plan	Rapid City Area Metropolitan Planning Area (MPA)	The purpose of this plan is to encourage and promote a safe and efficient transportation system to serve future year transportation demands	N/A	Contract executed. Awaiting kick-off meeting.
4	Comprehensive Plan Update	Rapid City Area/Metropolitan Planning Area (MPA)	10 year update to the City's Comprehensive Plan, including vision, goals, and Future Land Use Plan	N/A	Project website: <a href="http://Rapidcitycomprehensiveplan.com">Rapidcitycomprehensiveplan.com</a>

### Tax Increment Financing

1	24TIF001	Anamosa Crossing Subdivision	Proposed New TIF District to support affordable Housing	NA	TIF Committee meeting scheduled 4/11/24
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