Comming Down the Pike

A Newsletter of Rapid City Community Development

December 2018

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"The City of Rapid City Community Development"

See the Comprehensive Plan, Plan Rapid City
at http://www.planrapidcity.com
**Planned Developments**

*Rapid City has several development projects underway* this fall that will have a significant impact on our community and region. The Department of Community Development reviewed three projects in particular that will create jobs, revitalize aging neighborhoods, and provide essential services to the community.

- **Fleet Farm Store** - In November, the Department of Community Development received a building permit application from “Fleet Farm” for a large retail complex located on East Mall Drive in Rapid City. The Wisconsin based retail chain is proposing to construct a 202,000 square foot retail store complex on a parcel of land located north of Interstate-90 and south of East Mall Drive. The proposed development includes a home-supply/retail center, convenience store, fueling station, and car wash.

- **Dwellings for Rehabilitation Patients** - The Black Hills Works Foundation recently submitted an Initial Planned Development Overlay to provide dwelling units for patients undergoing treatment at the Brain Injury Rehabilitation Center at 803 Soo San Drive. The proposed dwelling units are intended to provide transitional housing for patients as they progress through treatment at the rehabilitation center. The proposed development adds housing options for patients in close proximity to the treatment center and promotes infill development in the West Rapid Neighborhood Area.

- **Dakota Market Square** - An Initial Planned Development Overlay for a mixed use development at 1111 East North Street was submitted for review and approval. The proposed development will redevelop the existing K-Mart property along East North Street with new retail, restaurant, and office buildings, in addition to increased façade updates and landscaped boulevards in the parking lot.

**Ordinance Amendments**

Ordinance Amendments are being proposed to promote the Comprehensive Plan goal to streamline development review processes. Current amendments address townhome setbacks and the conditional use permit process for private garages. Coming proposals include:

- **Reworking the Office Commercial District** as a less intense commercial district that serves as a buffer zone between lower density residential development and higher intensity commercial uses;
- **Multiple Structures in High Density** - Revising the definition of a principal building to allow multiple primary structures in higher density residential districts;
- **Residential Buffers** - Exploring regulations to create built in buffers between high density and low density residential development. This may include landscape buffers or greater setbacks for taller structures.
- **Accessory Dwelling Units (ADU)** - Permitting ADUs in residential neighborhoods, providing regulation of new affordable housing and income for property owners.
Master Planned Developments

Rapid City continues to work with developers on master plan proposals for large acres of property throughout our community. These projects typically include a mix of residential uses along with supporting commercial components to enhance the live-stay life style encouraged by the City’s Comprehensive Plan. A few of the larger projects are listed below:

**Shepherd Hills Subdivision** - A 700-acre parcel of land located between East North Street and S.D. Highway 44. The applicant has indicated that this is a multi-phased development consisting of an industrial park, commercial corridor(s), a school site, reserved open space areas and a mix of residential development. The residential development will include a mix of affordable and work force housing. Some of this housing will be reserved to provide affordable veteran housing and student housing for Western Dakota Tech. The commercial corridors will include medical facilities, retail sites and hospitality sites, inclusive of hotels, restaurants and coffee shops.

- **Freeland Ranch** - A 128-acre parcel of land located northwest of the intersection of Seger Drive and N. LaCrosse Street. The applicant has indicated that the project will be developed in phases with areas of neighborhood commercial, office commercial, community park/open space and a mix of residential development. The residential development will include single family residences, townhomes, tiny homes and apartment development. The applicant has provided a Letter of Intent describing the development as a “multi-socio-economic level, sustainable, affordable housing community that will provide low cost, build-ready lots and apartment sites to make possible the construction of over 360 affordable housing/workforce dwellings.

- **Buffalo Crossing West** - A 30-acre parcel of land located in the northwest corner of the intersection of Mount Rushmore Road and Catron Boulevard. The applicant has indicated that the property will be developed with commercial uses to include medical facilities, restaurants, coffee shops, retail sites, a veterinary clinic, a financial institution, hotel(s) and a convenience store.

**Coffee with Planners**

February 6th 9 am
Plan Rapid City Updates

Rapid City’s Comprehensive Plan, Plan Rapid City, was adopted on June 4, 2014. One of the plan’s recommendations is to periodically review and amend the plan to respond to changes in the community. City staff have been working on a Plan Amendment to clarify the Zoning Districts appropriate for each of the Future Land Use categories. Additionally, multiple Future Land Use map changes are proposed to better reflect growth and development within Rapid City.

Future Land Use changes include:
• Light Industrial changed to Mixed Use Commercial along Main Street from West Boulevard to Oshkosh St.
• Rural Residential changed to Mixed Use Commercial on the southeast quadrant of the intersection of Dunsmore Rd and Sheridan Lake Rd.
• Low Density Neighborhood changed to Mixed Use Commercial and Urban Neighborhood in the southeast quadrant of South Valley Drive and E. Saint Patrick Street.

The goal of the Comprehensive Plan Amendment is to bring the Zoning and Future Land Use designations into a more harmonious alignment, which will enable staff to more effectively assist the Planning Commission in decisions.

Transportation Planning

Transportation Planning Staff is currently working on the following projects:
1. **Analysis of the Sheridan Lake Road Corridor** in southwest Rapid City with Rapid City Public Works and Engineering and HDR, Inc. The study will recommend roadway and intersection improvements along Sheridan Lake Road from Alberta Drive to Corral Drive, with recommendations expected in early 2019 and construction tentatively scheduled for 2021.
2. **East Rapid City Corridor and Traffic Analysis study**. Recent and ongoing development has created traffic issues in the eastern portion of Rapid City. Transportation Planning Staff is working with Public Works and Engineering, the South Dakota Department of Transportation, and KLJ, Inc. to examine the East Omaha Street, Cambell Street, and East North Street corridors for possible roadway and intersection improvements. The study is slated to be completed in March 2019. No timeframe has been established for any construction projects.
3. **The Coordinated Public Transit – Human Services Transportation Plan** identifies transportation needs of individuals with disabilities, older adults, and people with low incomes. It also provides strategies for meeting those local needs, prioritizes funding, and identifies strategies to improve coordination between transportation providers. The consultant has completed the public input and data findings and is currently working on the draft report.

**Coming Down the Pike**
Recognizing the history of our community is an important part of quality of life both today, and as we look to the future. The Rapid City Historic Preservation Commission promotes the City’s historic and cultural resources through a variety of ways. Learn more about the history of Rapid City by visiting the Facebook page “Rapid City Historic Preservation Commission” or at www.picturercpast.com

A walking tour of downtown historic buildings was developed last year by the Commission, which can be accessed on their website or at several locations, including the Rapid City Public Library. Currently, the Commission is also busy making plans to host a South Dakota Historic Preservation Commissions’ Conference in 2020. Downtown is the heart of Rapid City, and a major destination for community members and visitors alike.

Downtown Parking. For a majority of visitors to downtown, every trip starts and ends with parking. A balanced parking system is critical to support and build upon the vibrancy of downtown Rapid City. The City’s Comprehensive Plan, Downtown Area Master Plan, and Parking Study all recommend changes to enhance the efficiency and user friendliness of our parking system. This fall the City underwent a pilot project to test new parking technology, including credit card enabled smart meters. City staff is now evaluating options and will bring forward a proposal to upgrade and re-locate parking meters downtown sometime in early 2019. The proposal will include new meters that accept coins, credit cards, and electronic payments, as well as more options for employee parking. Stay tuned for updates!
Building Permit Report and Analysis

2018 was a great year for permit numbers and permit valuation. As of the end of November, the total permitted valuation put Rapid City at the second best year at $307,354,989, making it the third year in a row to surpass the $300 million mark. Though unlikely, there may be a chance this year could exceed 2016’s record of $320 million.

Large commercial projects pushed 2018 into the second best year for permits. In 2018, there were 38 permits having a valuation over $1 million, representing more than two-thirds of the yearly total. Less than one-third of the construction through November represented the remaining permitted construction: plumbing, mechanical, electrical, manufactured housing, grading, fire services permits, demolition, single-family dwellings, 2-family dwellings and both residential and commercial alterations and additions.

Building Code Adoption Overview


Further review will continue with the Board of the proposed updates to sections of the Energy Code. Some public opposition has been expressed to the adoption of the stringent requirements for energy efficiency.

The official effective date of the updated building codes will likely occur at the end of January 2019.

Note: Current electrical and plumbing codes have already been updated.

Current Development Projects

- Sam's Club Alteration
  925 Eglin St
  $2.354M valuation
- Regional Hospital Kitchen/Café
  1635 Caregiver Cir
  $1.175M
- Menard's Alteration
  710 Creek Dr
  $2.150M valuation
- YMCA/RC Area Schools
  625 9th St
  $7.643M valuation
CDBG Program

HUD provides Community Development Block Grants (CDBG) annually to Rapid City to be utilized for the development of decent housing, a suitable living environment and to expand economic opportunities, principally for low- and moderate-income persons (households making less than 80% of the Area Median Income). The City receives approximately $460,000 per year and provides CDBG grants primarily to non-profit organizations who undertake projects and activities to address the City’s high priority goals for housing, public facilities and improvements, public services and economic development. For-profit developers may also be eligible to apply, if they meet program guidelines. Allocations are made annually, with applications due on October 1st each year. Allocations may range from $1,000 to $300,000, depending on the type of project and funding available, but project and persons served must be located within the corporate limits of Rapid City. Eligible activities include, but are not limited to: acquisition of land or existing properties for housing and public facilities, rehabilitation of, or renovation for affordable housing, infrastructure, public services, job training or job creation, micro enterprise loans to start or expand businesses, handicap accessibility improvements, public facilities and/or energy efficiency improvements and rehabilitation, emergency shelters, and transitional, home ownership, and rental housing.

Past projects have included remodeling and/or security systems to public facilities such as YFS, Canyon Lake Senior Center, Cornerstone, WAVI, and BMS. Public Services have included: counseling, case management, medications, transportation passes, rent and utility assistance. Economic Development and Affordable Housing projects included: Individual deposit accounts for education and home purchases, and down payment and closing cost assistance for homebuyers. Rehab on existing homes for roofs, insulation, windows, furnaces, hot water heaters, water and sewer line repairs, handicap accessibility improvements and ramps.

HUD Annual Allocations and Program Income Earned Last 5 years:

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<th>Year</th>
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<th>Program Income</th>
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For more information about this program, contact Barbara Garcia, CDBG Program at 605-394-4181.
**Code Enforcement**

The City of Rapid City Code Enforcement Division is committed to keeping Rapid City a safe and prosperous place to live and work. Code Enforcement assists in administering and enforcing Rapid City Municipal Code, as related to safety and nuisance. Enforcement action may be initiated through citizen complaints or proactive observation.

For the calendar year 2018 to date, Code Enforcement has created 1,410 cases, keeping in mind there may be multiple violations to one case. These have been opened from both citizen complaints and proactive patrol. Of the total open cases, 614 have been tall grass and weed violations, 151 nuisance/trash/debris violations, and 318 sidewalk related ice and snow violations. A smaller number of cases include dead trees, junk vehicles, sight triangle issues, and zoning violations. Code Enforcement has also taken part in 5 dilapidated structure demolitions. Of the 1,410 cases, Code Enforcement has had to take the next step and abate 177 properties for failing to correct violations.

As the seasons change, Code Enforcement will be shifting focus to prompt snow and ice removal from sidewalks. The direct areas of focus will concentrate in neighborhoods with schools, high foot traffic, and the downtown sidewalks.

Just as a reminder, sidewalks must be clear of snow and ice within 24 hours after the end of a snow or ice event regardless of the amount of accumulation.

> **The City’s Tax Increment Financing (TIF) Policy** has been undergoing recent review, with a proposal to re-focus the use of TIF on downtown and priority community core areas, as well as on priority uses that solve blight plus bring either new economic development or affordable housing. Revisions will be brought forward for approval in early 2019.

**Promenade Planning**

A Master Plan for the 6th Street Promenade Corridor is being prepared for improvements along the north-south corridor connecting the Civic Center to the Performing Arts Center. A key component of the plan is the development of a new, improved pedestrian crossing over Omaha Street, which will be slightly elevated allowing for easy pedestrian traffic while vehicular traffic passes underneath.