



# Rapid City Community Development RAP SHEET

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

## Report on Active Projects – August 5, 2022

#	Project	Location	Type	Zone	Status
<b>Commercial</b>					
1	UPS	2540 Rearden Court	48,729 sf	General Commercial	Construction underway
2	Security First Bank	1919 Hope Court	27,527 sf	General Commercial	Construction underway
3	VA Outpatient Clinic	2165 Promise Road	48,050 sf	General Commercial	Construction underway
4	Vet Clinic	2014 Hope Court	3,561 sf	General Commercial	Construction underway
5	Black Hills Federal Credit Union	111 Minnesota Street	3,226 sf	General Commercial	Construction underway
6	Town Centre Shell	4831 5th Street	9,912 sf	General Commercial	Construction underway
7	Walmart Remodel	1200 N La Crosse St	0 new sf	General Commercial	Construction underway
8	Rehab & Critical Care Hospital	2115 Promise Rd	54,554 sf	General Commercial	Construction underway
9	Surgery Expansion- Phase 2	353 Fairmont Blvd	0 new sf	General Commercial	Construction underway
10	Cathedral Addition	520 Cathedral Dr	9,628 sf	General Commercial	Construction underway
11	South Middle School	2 Indiana St	136,499 sf	General Commercial	Construction underway
12	Auto Body Shop	2660 Haines Ave	9,600 sf	General Commercial	Construction underway
13	Five Below	1725 Eglin St	0 new sf	General Commercial	Construction underway
14	Multipurpose Bldg & Hanger	3980 Cook Hanger Ln	4500 sf	General Commercial	Construction underway
15	Founders Park Office	243 Founders Park Dr	9,9950 sf	General Commercial	Permit issued
<b>Residential</b>					
1	Residential Homes	Various	10 single family homes	Various	July 2022 permits issued
2	Red Rock Apartments	7175 Dunsmore Rd	155,640 sf- 149 units	Office Commercial	Construction underway
3	The Element	100 Saint Joseph St	117,414 sf - 99 units	Medium Density Residential	Construction underway
4	Creekside Heights Apartments	3281, 3257, 3223, 3245 Jim St	191,292 sf -182 units	Medium Density Residential	Construction underway
5	Johnson Ranch Apartments	2072, 2060,2076 Provider Blvd	41,562 sf - 45 units	Medium Density Residential	Construction underway
6	Moonlight Apartments	1062 & 1150 Valley Dr	29,376 sf - 30 units	Medium Density Residential	Construction underway
7	6 Plex	3425 Celtics Rd	6,300 sf-6 units	Medium Density Residential	Construction underway
8	Sedona Flats	5011 5031 5053 Shelby Ave	35,649 sf - 36 units 35,649 sf - 36 units 35,649 - 36 units	Medium Density Residential	Construction underway
9	Altitude Apartments	1820, 1874, 1882, 1864, 1890,1828 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
10	Enchanted Apartments Bldg#1 & #2 #3 #4	4801 5 <sup>th</sup> St – 15 units 4805 5 <sup>th</sup> St – 15 units 4809 5 <sup>th</sup> St – 15 units 4813 5 <sup>th</sup> St – 15 units	14,547sf - 15 units 14,547sf – 15 units 14,547sf – 15 units 14,547sf – 15 units	Medium Density Residential	Construction underway
11	Pilot 12 Plex	535 Neel St	14,1456sf - 6 units	Medium Density Residential	Permit issued



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#	Project	Location	Type	Zone	Status
12	Tall Grass Apartments II	2270 E Philadelphia St 2258 E Philadelphia St 2246 Philadelphia St	68,794sf – 51 units 68,794sf – 51 units 68,794 sf – 51 units	Medium Density Residential	Construction underway
13	Heartland Heights Apartments	413 Degeest Dr	39,948 sf - 41 units	Medium Density Residential	Permit issued
14	Johnson Ranch Apartments – Phase 2	2048, 2044, 2040, 2036 Provider Blvd	13,854 sf- 15 units 13,854 sf -15 units 13,854 sf -15 units	Medium Density Residential	Construction underway
15	Haines Apartments	4144 Haines Ave	13,854 sf - 15 units	Medium Density Residential	Permit issued
16	Radiant Apartments	28 Racine Street	54,090 sf – 42 units	Medium Density Residential	Permit issued
17	4 Plex	2901 Jayhawks way	4,928 sf- 4 units	medium Density Residential	construction underway

#### Proposed Plats (Subdivisions)

1	22PL049 - Whisper Ridge Subdivision (prev Catron Ridge Subdivision) Development Engineering Plans	North of Catron Boulevard between Wellington Drive and Tartan Court	44 residential lots	Medium Density Residential District and Low Density Residential District I	Under Review – Suspended
2	22PL073 - Moon Meadows Estates - Preliminary Subdivision Plan	3467 Moon Meadows Drive	2 residential lots	Suburban Residential District (Pennington County)	Approved with Stipulations at the 8/1/2022 City Council Meeting
3	22PL074 - Murphy Ranch Estates Subdivision - Development Engineering Plans	Magnum Road and Altor Lane	22 residential lots	Suburban Residential District (Pennington County)	Under Review - Suspended
4	22PL078 - Shepherd Hills Subdivision - Preliminary Subdivision Plan	North of Anamosa Street	145 residential lots	Low Density Residential District II - General Agricultural District	Approved with stipulations at the 8/4/2022 Planning Commission Meeting
5	22PL079 - Maze Subdivision – Preliminary Subdivision Plan	Southeast of the intersection of Tucker St & Mt. Rushmore Road	2 commercial lots	General Commercial District	Approved with stipulations at the 8/4/2022 Planning Commission Meeting
6	22PL080 - Buffalo Crossing East Preliminary Subdivision Plan	Northwest of the intersection of Promise Road and Mt. Rushmore Road	1 commercial lot	General Commercial District	Anticipated to be heard at the 8/4/2022 Planning Commission Meeting
7	22PL081 - Section 15, T1S, R7E Layout Plan	North of Carstens Drive and east of Roland Drive	1 agricultural lot	Agricultural District (Pennington County)	Under Review
8	22PL082 - Fountain View Subdivision - Development Engineering Plan	Fountain View Subdivision	9 residential lots	Medium Density Residential District	Under Review
9	22PL083 - Arches Addition - Final Plat	Southwest of Cathedral Drive and Tower Road	2 commercial lots	General Commercial District	Staff Approved 7/29/2022
10	22PL084 - Inland Subdivision - Preliminary Subdivision Plan	Northeast of the intersection of Dyess Avenue and E. Mall Drive	2 heavy industrial lots	Heavy Industrial District	Under Review

#### Zoning Exceptions/Vacation of Easement/Vacation of Right-of-Ways

1	22VE005 - Fountain View Subdivision - Vacation of Easement	Fountain View Subdivision	Vacation of Easement	Medium Density Residential District	Under Review
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#	Project	Location	Type	Zone	Status
<b>Conditional Use Permits/Planned Development Overlay Requests</b>					
1	22PD031 - Sections 19, 29 and 30, T2N, R8E - Planned Unit Development Zoning District	East of LaCrosse Street South and North of Mall Drive	PUD	General Commercial District General Agricultural District Office Commercial District	Under Review - Suspended
2	22PD033 - Shepherd Hills Subdivision - Final Planned Development Overlay to allow a multi-family development	Southeast of the intersection of E. Anamosa Street and E. Philadelphia Street	Multi Family Development	Medium Density Residential	Under Review - Suspended
3	22PD037 - McMahon Subdivision - Final Planned Development Overlay to allow an apartment complex	East of the northern terminus of Champion Drive	Apartments	Medium Density Residential District	Approved with stipulations at the 8/4/2022 Planning Commission Meeting
4	22PD038 - Skyline Pines East Subdivision - Final Planned Development to allow an office building with storage	3046 Tower Road	Office Building	Office Commercial District (Planned Development)	Approved with stipulations at the 8/4/2022 Planning Commission Meeting
5	22PD039 - Chapel Valley - Major Amendment to Planned Development Overlay to allow an Accessory Dwelling Unit	4709 Powderhorn Circle	ADU	Low Density Residential District 1 (Planned Development)	Anticipated to be heard at the 8/25/2022 Planning Commission Meeting
6	22PD040 - North 80 Subdivision Final Planned Development to allow apartment development	Northeast of the intersection of Shelby Avenue and E. Stumer Road	Apartments	Office Commercial District - Medium Density Residential District	Anticipated to be heard at the 8/25/2022 Planning Commission Meeting
7	22UR017 - Foley Subdivision - Conditional Use Permit to allow a Medical Cannabis Dispensary	2706 E. Highway 44	Dispensary	General Commercial District	Approved with stipulations at the 8/4/2022 Planning Commission Meeting
8	22UR018 - Marshall Subdivision - Conditional Use Permit to allow an oversized garage	859 Valley Drive	Garage	Low Density Residential District I	Approved with stipulations at the 8/4/2022 Planning Commission Meeting
9	22UR019 - Original Town of Rapid City - Conditional Use Permit to allow on-sale in conjunction with a salon	623 Saint Joseph Street	Salon	Central Business District	Anticipated to be heard at the 8/25/2022 Planning Commission Meeting
<b>Rezones/Annexations/Variations/TIDS</b>					
1	22RZ011 - Section 28, T2N, R8E - Rezoning request from Heavy Industrial District to Light Industrial District	East of Dyess Avenue and north of E. Mall Drive	Rezone	Heavy Industrial District	Approved at the 8/4/2022 Planning Commission Meeting
2	22RZ012 - Section 33, T2N, R8E - Rezoning request from General Agricultural District to Medium Density Residential	Along Diamond Ridge Boulevard	Rezone	General Agricultural District	Approved at the 8/4/2022 Planning Commission Meeting
3	22RZ013 - Section 33, T2N, R8E - Rezoning request from General Agricultural District to Medium Density Residential	Along Diamond Ridge Boulevard	Rezone	General Agricultural District	Approved at the 8/4/2022 Planning Commission Meeting
4	22RZ014 - Rushmore Center - Rezoning request from General Agricultural District to General Commercial District	South of Eglin Street, west of Luna Avenue	Rezone	General Commercial District (Planned Development) - General Agricultural District	Anticipated to be heard at the 8/25/2022 Planning Commission Meeting



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<b>Studies</b>					
1	Affordable Housing Plan	N/A	Plan to increase housing diversity and affordability	Community wide, for qualified developments	bit./y/housingrc
2	Cambell Street Structure Replacement and Multi-modal Routing Study	Cambell Street south of Saint Patrick Street	Vehicle, bicycle and pedestrian routing study in preparation for replacement of the overpass, scheduled for 2027 construction.	N/A	Final Report to be presented to MPO Committees 8/18.