



Rapid City Community Development

RAP SHEET

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

Report on Active Projects – March 24, 2023

#	Project	Location	Type	Zone	Status
Commercial					
1	VA Outpatient Clinic	2165 Promise Road	48,050 sf	General Commercial	Construction underway
2	Vet Clinic	2014 Hope Court	3,561 sf	General Commercial	Nearing Completion
3	Town Centre Shell	4831 5th Street	9,912 sf	General Commercial	Construction underway
4	Rehab & Critical Care Hospital	2115 Promise Rd	54,554 sf	General Commercial	Construction underway
5	Cathedral Addition	520 Cathedral Dr	9,628 sf	General Commercial	Construction underway
6	South Middle School	2 Indiana St	136,499 sf	General Commercial	Construction underway
7	Auto Body Shop	2660 Haines Ave	9,600 sf	General Commercial	Construction underway
8	Multipurpose Bldg. & Hanger	3980 Cook Hanger Ln	4500 sf	General Commercial	Construction underway
9	Founders Park Office	243 Founders Park Dr	9,950 sf	General Commercial	Construction underway
10	Dakota Title	2202 Mt Rushmore Rd	5,784 sf	General Commercial	Construction underway
11	Meyer Dana Suite# 200	1165 Eglin St	0 new sf	General Commercial	Construction underway
12	Murphy Sheds	1004 N Valley Dr	7,200 sf	General Commercial	Project complete
13	Crane Office & Warehouse	2461 Seger Dr	12,414 sf	General Commercial	Construction underway
14	Retail Center Shell	1111 Endeavour Blvd	5,547 sf	General Commercial	Construction underway
15	Parking Ramp Maintenance	410 6th St	0 sf	General Commercial	Construction underway
16	BH Power Sports Addition	3005 Beale St	10,600 sf	General Commercial	Construction underway
17	Clubhouse Hotel & Suites	1920 Hope Ct	77,002 sf	General Commercial	Construction underway
18	Aesthetic Clinic Shell	908 Eglin Street	3,540 sf	General Commercial	Construction underway
19	CC Health	1624 Discovery Cir	3,995 sf	General Commercial	Construction underway
20	Fire Station #1	10 Main street	22,012 sf	General Commercial	Construction underway
21	Surgery Endoscopy - 2nd floor	353 Fairmont Blvd	0 sf	General Commercial	Permit issued
22	Inland Truck Parts & Repair	1950 Dyess Ave	22,055 sf	General Commercial	Permit issued
23	Block 5 - Footing/Foundation only	525 Saint Joseph St	0 sf	General Commercial	Construction underway
Residential					
1	Residential Homes	Various	17 single family homes 6 duplex's	Various	February 2023 permits issued
2	Red Rock Apartments	7175 Dunsmore Rd	155,640 sf - 149 units	Office Commercial	Project complete
3	The Element	100 Saint Joseph St	117,414 sf - 99 units	Medium Density Residential	Nearing Completion
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, 1014, 1030 Valley Dr	29,376 sf - 60 units	Medium Density Residential	Nearing Completion
7	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



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8	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
9	Enchanted Apartments Bldgs #1-5	4801 5 th St 4805 5 th St 4809 5 th St 4813 5 th St 4817 5 th St	14,547sf - 15 units 14,547sf – 15 units 14,547sf – 15 units 14,547sf – 15 units	Medium Density Residential	Construction underway
10	Pilot 12 Plex	535 Neel St	14,1456sf - 6 units	Medium Density Residential	Permit issued
11	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
12	Heartland Heights Apartments	413 Degeest Dr	39,948 sf - 41 units	Medium Density Residential	Construction underway
13	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 13,854 sf -15 units	Medium Density Residential	Construction underway
14	Haines Apartments	4144 Haines Ave	13,854 sf - 15 units	Medium Density Residential	Construction underway
15	Radiant Apartments	28 Racine Street	54,090 sf – 42 units	Medium Density Residential	Construction underway
16	4 Plex	2901 Jayhawks way 2912 Jayhawks way 3011 Tarheels Loop 3012 Tarheels Loop 3020 Tarheels Loop 3028 Tarheels Loop 3036 Tarheels Loop	4,928 sf - 4 units 4,852 sf - 4 units 4,704 sf - 4 units 4,704 sf - 4 units 4,852 sf - 4 units 5,915 sf - 4 units 5,915 sf - 6 units	Medium Density Residential	Construction underway
17	Longboard View Apartments	535 Degeest Dr	13,688 sf - 16 units	Medium Density Residential	Construction underway
18	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	Permit issued

Proposed Plats (Subdivisions)

1	22PL132 - PLM Subdivision - Transfer Plat	south 5th Street	1 lot	Public District and Low Density Residential District (Planned Development)	Under Review - Suspended
2	22PL151 - Homestead Vista - Development Engineering Plan	north of Homestead Street, east of Timmons Boulevard	6 commercial lots	General Commercial District - Office Commercial District	Under Review - Suspended
3	23PL004 - Moon Meadows Estates Subdivision - Preliminary Subdivision Plan	3499 Moon Meadows Drive	2 residential lots	Suburban Residential (Pennington County)	Approved with stipulations at the 3/20/2023 City Council meeting
4	23PL008 - St. Martin Subdivision - Preliminary Subdivision Plan	1851 City Springs Road	1 residential lot	General Agriculture District	Approved with stipulations at the 3/20/2023 City Council meeting



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5	23PL010 - Second Floor Subdivision - Preliminary Subdivision Plan	5125 Mt. Rushmore Road	Tract A1 and Tract A2	Office Commercial District	Approved with stipulations at the 3/20/2023 City Council meeting
6	23PL011 - Boland Placer Subdivision - Preliminary Subdivision Plan	10535 Sheridan Lake Road	Proposed Lots 1 thru 5 of Tract C	Agricultural District (Pennington County)	Approved with stipulations at the 3/23/2023 Planning Commission meeting
7	23PL012 - Pleasant Hill Addition – Preliminary Subdivision Plan	Southwest of the intersection of Pacific Lane and Twilight Drive	2 residential lots	Suburban Residential (Pennington County)	Approved with stipulations at the 3/23/2023 Planning Commission meeting
8	23PL014 - Red Rock Shadows No. 2 Subdivision	7380 Muirfield Drive	proposed Lots A thru D and dedicated right-of-way	Planned Unit Development (Pennington County)	Approved with stipulations at the 3/23/2023 Planning Commission meeting
9	23PL015 - Moon Meadows Park Subdivision - Preliminary Subdivision Plan	Southeast of the intersection of Highway 16 and Moon Meadows Drive	1 commercial lot	General Commercial District (Planned Development)	Approved with stipulations at the 3/23/2023 Planning Commission meeting
10	23PL016 - Folsom Subdivision - Preliminary Subdivision Plan	North of Old Folsom Road	Proposed Lot A	Heavy Industrial District	Approved with stipulations at the 3/23/2023 Planning Commission meeting
11	23PL017 - Ike's Subdivision - Preliminary Subdivision Plan	Northwest of the intersection of Mall Drive and North Maple Avenue	Tract 1 of Block 1	General Commercial District (Planned Development Designation)	Under Review - Suspended
12	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
13	23PL019 - Kateland Subdivision - Final Plat	South of Chalkstone Drive and west of Country Road W	4 residential lots	Medium Density Residential District	Under Review
14	23PL021 - Chateaux Preserve Subdivision and Sammis Subdivision - Preliminary Subdivision Plan	East of the southern terminus of East Street	3 residential lots	Low Density Residential District	Anticipated to be heard at the 4/6/2023 Planning Commission meeting
15	23PL022 - Diamond Ridge Subdivision - Development Engineering Plans	terminus of Diamond Ridge Boulevard	2 residential lots	Low Density Residential District II	Under Review - Suspended
16	23PL023 - Thompson Tract - Layout Plat	2225 East Saint Patrick Street	Tract 1 less Lot H1; Tract 2 thru 3 of Thompson Tract	Flood Hazard District - General Commercial District - General Agriculture District	Under Review
17	23PL024 - Canyon Park Subdivision - Preliminary Subdivision Plan	5900 West Highway 44	proposed Lots 1A and 2A of Lot J of Parcel No. 2	Suburban Residential District	Anticipated to be heard at the 4/6/2023 Planning Commission meeting
Zoning Exceptions/Vacation of Easement/Vacation of Right-of-Ways					
1	23VR001 - Section 7, T1N, R8E	lying east of Hennessy Drive	Vacation of Right-of-Way	N/A	Under Review - Suspended
Conditional Use Permits/Planned Development Overlay Requests					
1	22PD055 - Airport Addition - Initial Planned Development Overlay to allow a cultural hub	232 Wright Street	Cultural Hub	General Commercial District	Under Review - Suspended



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#	Project	Location	Type	Zone	Status
2	23PD006 - Section 14, T1N, R7E - Final Planned Development Overlay to replace an existing communication tower	3575 Skyline Drive	Communication Tower	No Use	Anticipated to be heard at the 4/6/2023 Planning Commission meeting
3	23PD008 - Section 29, T2N, R7E - Major Amendment to a Planned Development Overlay to revise a cemetery lot	1851 City Springs Road	Cemetery	General Agriculture District (Planned Development)	Approved with stipulations at the 3/23/2023 Planning Commission meeting
4	23PD009 - Rice Valley View Properties - Final Planned Development Overlay to allow an apartment complex	South of Omaha Street and west of Cambell Street	Apartment Complex	Office Commercial District (Planned Development)	Approved with stipulations at the 3/23/2023 Planning Commission meeting
5	23PD010 - Ike's Addition - Initial Planned Development to allow an assisted living center	Northwest of the intersection of Mall Drive and North Maple Avenue	Assisted Living Center	General Commercial District (Planned Development Designation)	Under Review - Suspended
6	23PD011 - Rapid Valley Subdivision - Major Amendment to a Planned Development Overlay to expand a contracting business	2507 E. Saint Patrick Street	Contracting Business	Light Industrial District	Approved with stipulations at the 3/23/2023 Planning Commission meeting
7	23UR003 – Scotland Hills - Conditional Use Permit to allow an oversized garage	1064 W. Minnesota Street	Oversized garage	Low Density Residential District I	Approved with stipulations at the 3/23/2023 Planning Commission meeting
8	23UR004 - Original Town of Rapid City - Conditional Use Permit to allow a church	507 Main Street and 525 5th Street	Church	Central Business District	Approved with stipulations at the 3/23/2023 Planning Commission meeting
9	23UR005 - Pine Hills Subdivision - Conditional Use Permit to allow an oversized garage	1355 Pine Hills Drive	Oversized garage	Low Density Residential District I	Under Review - Suspended
10	23UR006 - Stoney Creek Subdivision - Conditional Use Permit to allow an oversized garage	2612 Harvard Avenue	Oversized garage	Low Density Residential District	Anticipated to be heard at the 4/6/2023 Planning Commission meeting
11	23UR007 - Springbrook Acres - Conditional Use Permit to allow an oversized garage	2602 Moutain Meadow Road	Oversized garage	Low Density Residential District	Anticipated to be heard at the 4/6/2023 Planning Commission meeting
12	23UR008 - Section 7, T1N, R8E - Conditional Use Permit to allow a group home	Northwest of the intersection of East Oakland Street and Cambell Street	Group home	Medium Density Residential District - General Commercial District	Anticipated to be heard at the 4/6/2023 Planning Commission meeting
Rezones/Annexations/Variances/TIDS					
1	23RZ001 - Section 14, T1N, R7E - Rezoning request from No Use District to General Agriculture District	3575 Skyline Drive	Rezone	No Use District	Approved at City Council on 3/20/2023
2	23RZ002 - Elks Crossing – Rezoning request from Office Commercial to General Commercial	Northeast of the intersection of Elk Vale Road and East Minnesota Street	Rezone	Office Commercial District - General Commercial District	Approved at City Council on 3/20/2023



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3	23RZ003 - Ike's Addition - Rezoning request from General Commercial to Medium Density Residential District	Northwest of the intersection of Mall Drive and Maple Avenue	Rezoning	General Commercial District (Planned Development Designation)	Under Review - Suspended
4	23AN001 - Canyon Park Subdivision - Petition for Annexation	5900 West Highway 44	Annexation	Suburban Residential District (Pennington County)	Anticipated to be heard at the 4/6/2023 Planning Commission meeting
5	Proposed Tax Increment Financing District - Country Road	A portion of Kateland Subdivision	TIF	Residential	TIF Committee meeting to be scheduled
6	Proposed Tax Increment Financing District - Sagebrush Flats	South of Omaha Street between La Crosse Street and Cambell Street	TIF	Office Commercial/Industrial	Preliminary Review

Studies

1	Affordable Housing Plan	N/A	Plan to increase housing diversity and affordability	Community wide, for qualified developments	bit.ly/housingrc
2	Major Street Plan Analysis and Update	Rapid City Area Metropolitan Planning Area (MPA)	Provide a comprehensive transportation network throughout the MPA.	N/A	Proposals received 11/18/2022. Proposals currently under review.
3	Highway 1416 and Radar Hill Road Corridor Study	Highway 1416 East of Interstate 90 and Radar Hill Road between Highway 1416 and SD Highway 44	Traffic Analysis and Road Design in anticipation of future reconstruction.	N/A	Kick-off Meeting scheduled for 4/12/2023
4	LiDAR Data Acquisition and Processing	Rapid City Area Metropolitan Planning Area (MPA)	Capture LiDAR data and create 2 foot contour intervals.	N/A	Preparing for LiDAR flight