



Coming Down the Pike

A Newsletter of Rapid City Community Development

April 2019

What's Building

- Fleet Farm Store, 1001 E. Mall Drive
- Holiday Oil Stores, 3216 E. Hwy 44 & 1610 Caregiver
- Goodwill Store, 611 Timmons Blvd
- Best Western Hotel, 97 rooms, 3723 Eglin
- Juniper Restaurant, 405 Canal Street
- Med5 Credit Union, 4956 5th Street
- First Interstate Bank, 847 N Creek Dr.
- BH Crossfit, 1848 Fountain Plaza Drive
- Skilled Nursing, Phase2, 4941 Saint Martins Drive
- Orchard Meadows Dental, 2606 Elderberry Drive
- Interstate Diesel, 2333 Emerson Lane
- SDSM&T Alumni Center, 330 E. Kansas City Street
- Moon Meadows Apts, 1701 Moon Meadows, 60 units
- Sage View Apartments, 201 E. Minnesota, 50 units
- 15 Plex Apartments, 4943 Haines Avenue

Coffee with Planners

- May 1st
- August 7th
- November 6th

Held at 9 am in the City Council Room

*Come help us plan
the community!*



TIF Policy Brown Bag Roundtable

Wed, April 3rd Noon

300 6th Street - City Council Room

An informal gathering of developers engineers, contractors, bankers and anyone interested. Learn about the proposed updates to the Rapid City Tax Increment Finance (TIF) Policy.

Bring your own lunch – coffee and water provided



Like our Facebook page

"The City of Rapid City Community Development"



See the Comprehensive Plan, Plan Rapid City

at <http://www.planrapidcity.com>

New Construction Codes

Rapid City Construction Codes updates were recently approved to the 2018 Editions with amendments:

- International Building Code
- International Fuel Gas Code
- International Residential Code
- International Property Maintenance Code
- International Mechanical Code

The State Electrical Commission and State Plumbing Commission updated the State Electrical and Plumbing codes in 2017. There were no Rapid City amendments to those codes with this effort.

All of the new Construction Codes, including the Rapid City amendments, are now in effect and available for viewing at www.rcgov.org and at the Rapid City Building Division Office.

Questions? Call Building Services at 394-4120.

Developments in Planning

Plans Approved:

East Watertown Street Mobile Home

Park: Approval was given for a plan to reconstruct an existing mobile home park at 614 East Watertown Street, which will result in a total of 14 spaces as well as the renovation of an existing tri-plex.

Big Sky Business Park Apartment Complex: A plan was approved to allow an apartment building with 40 units on property northeast of the terminus of Neel Street.

La Croix Links Golf Course: City owned property along East Minnesota Street was rezoned from Low Density Residential District to Public District to promote City sponsored recreational development.

Ordinance Amendments:

The following Ordinance Amendments were recently approved to streamline development review processes:

Car washes – Approved as a permitted use in the General Commercial District provided the location is a minimum 250 feet from any residential use or zoning;

Utility substations – Approved as a permitted use in the Light Industrial District provided the property is not located within 250 feet of a residential use or zoning;

Screening fence – Changed the screening fence requirements in commercial zoning districts to clarify where required and the types of materials permitted;

Townhomes – Changed the front yard setback for townhomes to reflect the underlying zoning and clarified the zoning districts where townhomes are permitted.

Builders Roundtable Wed. May 15th



11 a.m. - Noon

City Offices

3rd Floor Conference Rm
300 6th Street

Join a review of the new building code requirements and an open discussion on current development issues

Coming Down the Pike

**COMMUNITY
MEETING
+ FEED**



Rapid City - Our History, Our Future: *A Conversation about Historic Preservation*

In April, the Historic Preservation Commission (HPC) is hosting two community meetings. All are invited to join for supper, to share thoughts about meaningful places and stories to the Commission, and to hear a presentation about the Preservation Plan Update.

Tuesday, April 9th

General Beadle

Large Commons

10 Van Buren Street

Tuesday, April 9

- 5:30 community supper
- 6:00 presentation + activities

Wednesday, April 10th

Journey Museum &

Learning Center

222 New York Street

Wednesday, April 10

- 5:30 community supper
- 6:00 presentation + activities

New Parking Meters

New downtown parking meter technology is on its way by bringing Downtown Rapid City into the 21st Century! The new meters will allow parking patrons to use not only the coin system currently in use, but also credit cards and digital phone payment options as well. With the upcoming changes, the new technology allows staff to be responsive to the community's present day needs yet flexible enough to adapt to changes over time.

Over the last five to ten years, the City and downtown businesses have worked toward creating a more inviting and pedestrian friendly atmosphere. This new and expanded foundation is enhanced by providing a parking system that supports a wide variety of visitors to the downtown, and there are more reasons than ever to be downtown.

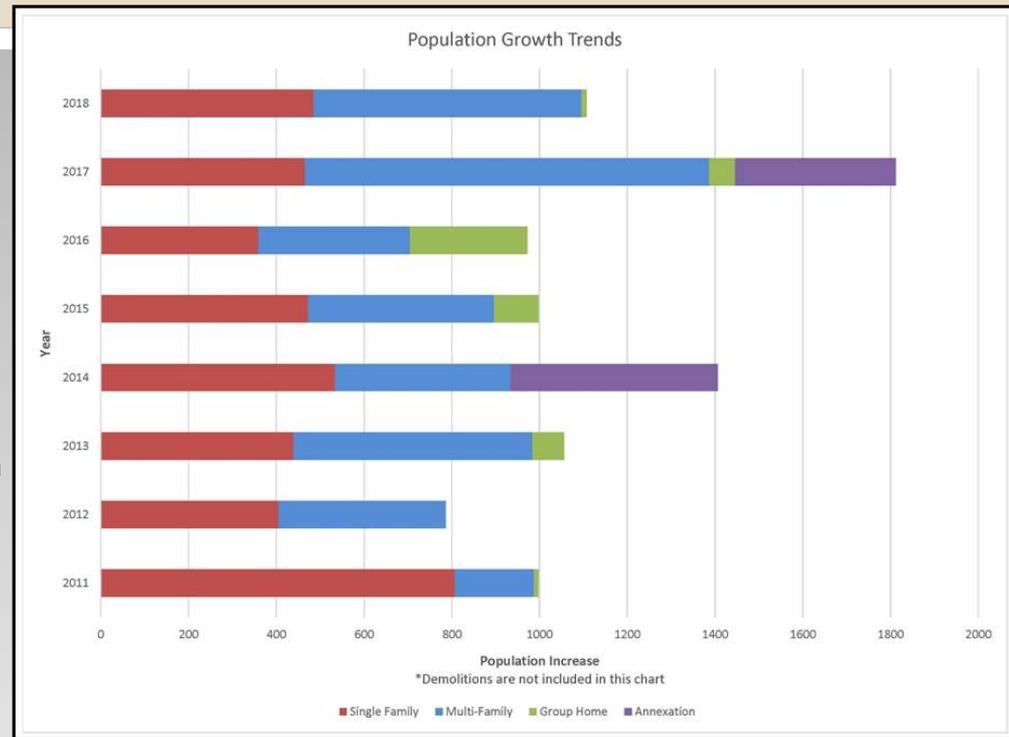


Looking to the future and our vision for downtown, we encourage more investment downtown whether they are staying a short duration or a long duration, for purposes to work, to live, to conduct business, or to simply have a great time. Look for the new meters to be installed this spring!

Coming Down the Pike

Population Estimate

The 2018 year-end population estimate is **76,532**, up 1.38% from the 2017 population estimate of 75,488. The average growth since 2000 is 1.4%. Long Range Planning staff uses new residential building permits, housing demolitions, and 2010 Census information to calculate the population estimate for Rapid City. These calculation tools allow Rapid City an opportunity to challenge a potentially low Census count if necessary. A lower than expected Census count can decrease many federally funded programs so staff works diligently to track the necessary inputs to give City officials the ability to challenge the decennial count if necessary. The graph depicts population growth trends from 2010-2018, with categories for single family homes, multi-family homes, group homes and annexations.



East Rapid City Corridor Study – Open House April 10th

Are you interested in learning about road improvement options that could reduce the amount of time you spend waiting at the signals near Cambell and Omaha, and Cambell and East North? Another East Rapid City Corridor Study informal open house is scheduled to discuss the corridor improvement recommendations, answer any questions you might have about the traffic in this area, and to receive your ideas and opinions about this study. The **Open House is scheduled for Wednesday, April 10, 2019 from 5-6:30 p.m.** at the Dakota Hall (D148) at Western Dakota Tech Institute (across the hall from the WDTI Library). A short presentation is scheduled for 5:15 p.m. You can hear about the progress to date on this transportation study that includes an analysis of the existing traffic patterns, what alternatives have been identified to date and the anticipated traffic flow improvements from those alternatives, as well as learn about the potential improvements along Cambell, East North and Omaha (Highway 44). You can also view all of the reports generated to date at www.eastrapidstudy.com/reports.html.

Coming Down the Pike

National Community Development Week:

April 22-26, 2019

The CDBG program is highly flexible and designed to address a wide range of community development needs. How can CDBG funds fit into your organization's work?

Check out these ideas:

- Renovate an abandoned retail store into a community-owned market providing affordable, healthy, and locally sourced food
- Rehabilitate a dilapidated motel into affordable apartments for low-income households
- Open a senior day center providing nutritious meals and intellectually-stimulating activities
- Replace windows and doors with energy-efficient models to reduce operating expenses for a community center
- Provide pro bono legal representation for the elderly and developmentally disabled
- Offer down payment matching funds to low-income families purchasing their first home

As demonstrated above, a variety of activities may be funded through the CDBG. Activities must meet one of the three national objectives and address the City's high-priority goals. Additional eligibility requirements apply. Call 605-394-4181 for more information.

Applications are accepted on an annual basis, **due by October 1st.**

CDBG

COMMUNITY DEVELOPMENT BLOCK GRANTS

HOMEOWNERSHIP • SMALL BUSINESS • PUBLIC WORKS • ECONOMIC DEVELOPMENT • JOBS • ASSISTED LIVING • HEALTH & SENIOR CARE • COMMUNITY REVITALIZATION



CREATING JOBS



BUILDING INFRASTRUCTURE



DEVELOPING HOUSING



PROVIDING SERVICES



REVITALIZING NEIGHBORHOODS

Time for Spring Cleaning!

The season is finally changing. With hundreds of snow removal notifications sent out and over a hundred snow and ice abatements, it's time for a change. The Code Enforcement division will begin to change gears and concentrate efforts on the spring season. The focus will shift to dead trees that didn't make it through the winter, trash and debris build-ups, junk vehicles, and of course the grass and weeds that will begin to grow. As always, the City code regarding grass and weeds pertains to height. Any grass or weeds over eight inches is in violation of City code.

If there are questions, please call 605-355-3465

Coming Down the Pike

SPOT ON

Accessory Dwelling Units (ADUs)

Have you heard the news about the new B-21s coming to Ellsworth? How is our community going to handle an influx of an estimated 1,500 new families? One option is an accessory dwelling unit (ADU for short). Also known as a "granny flat," these units have many benefits that can provide:

- 1) An income source for home owners,
- 2) Options that contribute to the supply of affordable housing, and
- 3) An opportunity for elderly residents to live close to family and age in place.

The blue sections included in the graphic (below) show options of creating an ADU for homeowners. Staff, Planning Commission and Council are still working out the details, but stay tuned – as a homeowner, you may be able to provide housing opportunities for our new military families.

The City is considering a proposed Accessory Dwelling Units (ADU) ordinance. Established City goals have provided a foundation and impetus to bringing this forward. Identified as a goal in Plan Rapid City, benefits include that accessory dwelling units "can provide an income source for home owners and contribute to the supply of rental housing. They also provide an opportunity for elderly residents to live close to family members and age in place."

An open house to review the ADU proposal has been scheduled for Wednesday, April 24th.

Also, an FAQ list, answering questions regarding ADUs and how we propose to move forward in providing a method for their permitting. Both the proposed ordinance and the FAQ list can be seen at the City's website at www.rcgov.org.



Public Open House

Review proposal to permit ADUs in Rapid City with their projected impacts and benefits.

Wed, April 24th

City Council Room
300 6th Street

Noon to 1 pm
and
6 to 7 pm

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