



Coming Down the Pike

A Newsletter of Rapid City Community Development August 2019



Updates on Downtown Parking

New parking meter technology has brought Downtown Rapid City into the 21st Century with 620 new parking meters having been installed. The meters are currently taking credit cards, coins, tokens, Google/Apple Pay and you may pay by the 'Park Smarter' application. The *courtesy 15-minute 'quick trip' option* is available by pressing the '+'. Park Smarter meter stickers on all the meters identify the meter number.

- ❖ The pay stations are installed on the 1st Floor of the Parking Ramp and take the same payment options. The Park Smarter information is displayed throughout the first floor.
- ❖ Dollar tokens are available for purchase by businesses through the City Finance Office.

On street permits are available for purchase in all the two hour zones through www.thepermitportal.com/IPS. On street permits are \$30 a month.

The online citation payment portal is activated for payment of current and past citations. New ordinance allows for a vehicle to be immobilized with three parking tickets with an outstanding balance or \$125 in fines. To find your previous tickets, go to www.rapidcity.citationportal.com.

For more information visit, www.ipsgroupinc.com/rapidcity/.



Coffee with Planners

- **August 7th**
- **November 6th**

Held at **9 am** in the City Council Room

Come help us plan the community!



Like our page "The City of Rapid City Community Development"

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

Ups and Downs of Building

Building Permits Down

Rapid City Building Division experienced a downturn in the total amount of building permits issued during the first half of 2019. Commercial permit applications dropped by down 3.2% from same period last year, and single family residential permits are down 14.8% from the first half of 2018. In July, however we have already seen an upturn, with **permit issuance up 27% over July of 2018.**

Permit issuance numbers have seen a cyclical effect over the years, with the last 10 years being quite strong. Local economic indications point to a coming upswing. The number of new building permits is reliant on the amount of new platted lots, which have greatly increased recently.

Platted Lots Up

The last quarter has seen **a record number** of Preliminary Subdivision Plan applications to create a total of 465 residential lots and 15 commercial and industrial lots. The residential lots include single family, townhome and multi-family parcels. The most notable is a 265 residential phased development to be known as Shepherd Hills Subdivision located at the southern terminus of E. Anamosa Street, east of Menard's.

Hospital Tower Completed

Rapid City Regional Hospital has completed and is seeking occupancy of the East Tower, including a 2-story, 64-bed addition. The new facilities are scheduled to open and begin use on September 11th.



What Are They Building?

- Fleet Farm Store, 1001 E. Mall Drive
- Discount Tire, 825 Creek Drive
- Holiday Oil Stores, 3216 E. Hwy 44
- Common Cents Store, 1821 N. Elk Vale Road
- Goodwill Store, 611 Timmons Blvd
- Juniper Restaurant, 405 Canal Street
- Skilled Nursing, Phase 2, 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 & 12 Plex Apartments, 4943 Haines Ave, 27 units

For updates on development projects, **see the RAP Sheet** on the City's website at www.rcgov.org/news/community-development-project-rap-sheet-3793.html.

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Preserving Our History

The **Rapid City Historic Preservation Commission** is in the process of updating historic resource documents. The Historic Context Document was last updated in 1989, and the community's Historic Preservation Plan was last updated in 2009. Together, these two updated documents will help the Commission to identify and *preserve historic properties, promote the value of historic and historic preservation* to the Rapid City community, as well as integrate its work with goals outlined in the City's Comprehensive Plan, Downtown Master Plan, and Cultural Plan. These projects are funded through Federal grants from the National Park Service and South Dakota State Historic Preservation Office.

The Historic Preservation Commission is a volunteer board appointed by the Mayor and City Council. Currently there are ***vacancies on the Historic Preservation Commission***. If you are interested in serving, contact the Mayor's Office to apply.

What's the Plan?

Plan Rapid City, Rapid City's Comprehensive Plan, was adopted in 2014. One of the recommendations in the plan is for Rapid City staff to periodically review and amend the plan to respond to changes in the community. City staff have been working on a Comprehensive Plan Amendment to clarify the zoning districts that are appropriate for each of the Future Land Use categories. Additionally, staff have recommended multiple future land use designation changes to properties throughout the area.

An open house for property owners and interested parties will be held **August 14, 2019** from 4:30 to 6 pm in the City Council Chambers. Questions? Call 394-4120.



Transportation Planning to 2045

The Long Range Planning Division is currently **updating RapidTRIP 2045**, the Metropolitan Transportation Plan (formerly known as the Long Range Transportation Plan) to guide the future of transportation in Rapid City and the surrounding area to the year 2045. The MTP will provide analysis and recommendations for all modes of transportation and is used as a tool by planners and engineers to select and develop infrastructure projects in the short and long term future. Data collection and analysis is underway. The first public meeting and ***opportunity for involvement*** is anticipated to be held in the fall of 2019.

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CDBG Lots and Grants

Funding Opportunity Available

Applications are now being accepted for the ownership and development of two City-owned lots through the Neighborhood Lift program and for FY2020 CDBG funds, estimated to be \$470,000. Applications are due October 1, 2019, and may be obtained at www.rcgov.org/departments/community-planning-development/cdbg-program-division/cdbg-program-division-436.html, or by emailing Lucy.LaDeaux@rcgov.org.

Featured Project



Therapeutic Foster Family Homes
with attached apartments for youth 18 years and older



Help Keep Rapid Clean

Code Enforcement has a few different topics of focus this time of year. We continue to be seasonal and take complaints regarding tall weeds and grass. The proactive approach to tall grass and weeds focuses on the main corridors and the area east of Main Street.

Another topic we are focusing on is dead tree removal. This time of year it is very obvious which trees are alive and which are dead / dying / or diseased, it is much clearer when we send removal notices. We are working hand and hand with the solid waste department to clear overgrown alleys that obstruct the path of garbage and recycle trucks.

Obstructed sight triangles are also an issue this time of year. They mostly involve overgrown foliage, but they can sometimes involve fences or other structures.

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



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Reviewing Development Applications

In reviewing applications for proposed developments, the goals of the City's Comprehensive Plan are reviewed to ensure that proposals align with the City's vision. The following areas are looked at:

1. **Context-Sensitive Design:** Current Planning staff occasionally review applications to allow "over-sized" garages. The Comprehensive Plan promotes de-emphasizing the prominence of garages. In January of 2019, the City Council approved an Ordinance Amendment to update the requirements for private garages, which included criteria to ensure that the garage will match the dwelling in material and color and that all land area regulations are met. The new criteria are now used to review such applications in advancing the goals of the Comprehensive Plan.
2. **Employment Areas:** The Comprehensive Plan encourages development, redevelopment, and reinvestment in retail and services throughout the City. Recently, Current Planning has reviewed two applications to expand childcare centers in employment areas. The redevelopment of the K-Mart site will include a childcare center which will provide care for up to 400 children at the core of a Community Activity Center and a redevelopment corridor.
3. **Mix of Housing Types:** Two recent development applications propose to add a diverse range of housing in the Johnson Ranch Subdivision near Elk Vale Road and South Dakota Highway 44. Reduced lot sizes and widths were allowed in an effort to keep construction costs low and the sale value for individual homes affordable. This allows a higher density of development in the neighborhood and will satisfy future demand for work force housing in the community.
4. **Parks Planning:** Five recent applications have involved dedication of new parks and the enhancement of existing park facilities, including rezoning and facility updates at parks on Skyline Drive, East Minnesota Street, Canyon Lake Drive, and 32nd Street. Additionally, staff has worked with developers to create a small neighborhood park in the Johnson Ranch Subdivision to provide recreational access for homeowners in the area. The recent emphasis on parks planning has ensured that new residential development in the City will have outstanding access to public recreational facilities.

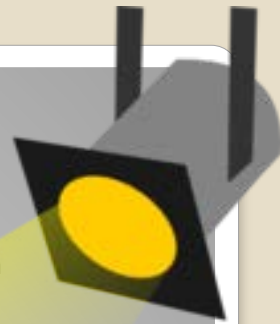
Streamlining the Process

The Current Planning division is working to streamline development review processes in various areas. In particular, a proposed Ordinance Amendment is underway that will revise the permitted and conditional uses in the Office Commercial District, including the removal single family, townhome and duplex development and require conditional use permit approval for apartment developments. These proposed changes reflect goals found in the City's comprehensive plan, Plan Rapid City.

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SPOT ON

Affordable Housing Survey and Policy



The Community Development Department is **seeking public input on affordable housing** in the community through a survey. The data will assist in the preparation of a policy on affordable housing to be considered by the Planning Commission and City Council this fall.

The **short survey** consists of questions about accessory dwelling units, cost ranges, methods to create affordability, and housing types needed in the community. The survey can be accessed at on the City's website, or at www.surveymonkey.com/r/RCAHSurvey. Deadline to complete the online survey is Monday, August 19.

What is Affordable Housing? The general term 'affordable housing' applies to housing costing less than 30 percent of gross family income, including utilities.

A New Policy: The public's input through the survey will assist in drafting a policy for Council's consideration and will include potential code amendments for qualified projects that will reduce barriers to housing diversity, promote preservation of existing affordable housing stock and encourage the development of new affordable housing units in the City.

For more information about the survey, contact Community Development at 394-4120.



Plan Rapid City: A Comprehensive Housing Strategy

Plan Goal – Chapter 4, LC-2.1B: Establish a comprehensive housing strategy to ensure that quality and affordable housing options are accessible to all income levels and household types. Create definitions and targeted strategies for a variety of household types. Encourage the development of housing that aligns with the needs of each targeted group in terms of price, size, type, and location. Expand the City's purview and approach to housing beyond programs and housing groups currently in place using community development block grant funds.

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