

West Rapid Neighborhood Area

FUTURE LAND USE PLAN



**in conjunction with the
Rapid City Area Metropolitan Planning Organization
and the
South Dakota Department of Transportation
and the
U.S. Department of Transportation
Federal Highway Administration**

West Rapid Connector Neighborhood Area

Future Land Use Plan

Executive Summary

The Future Land Use Plan is an indispensable tool for all sectors of the community. Local government can invest public infrastructure dollars more wisely if the location and magnitude of anticipated growth is identified. Private sector businesses can use the Plan to make more accurate growth projections and better position themselves to meet the needs of the future population. The Plan will provide developers and landowners with a clear idea of the location and type of development desired by the community thus saving time and money in assembling development plans. The Plan will enable individual citizens to be more aware of how the community and their specific neighborhoods will develop, assisting them in making more informed decisions about where to live and work.

The West Rapid Neighborhood Area Future Land Use Plan includes land within corporate city limits, the three-mile platting jurisdiction and the Metropolitan Planning Organization planning jurisdiction. The West Rapid Neighborhood Area encompasses approximately 3,240 acres and is located in the northwestern portion of the community. The following points summarize the intent of the West Rapid Neighborhood Area Future Land Use Plan.

- Residential growth patterns will increase slightly, primarily as multi family dwelling units.
- Extension of infrastructure is identified to support the anticipated growth patterns.
- SD Highway 44, SD Highway 79 (Sturgis Road), and Nemo Road / South Canyon Road are entryway corridors into Rapid City. General commercial uses have been identified along the SD Highway 79 (Sturgis Road) corridor to accommodate and encourage business development.

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WEST RAPID FUTURE LAND USE PLAN

Introduction

The West Rapid Neighborhood Area encompasses approximately 3,240 acres and is located in the northwestern portion of the community. The Neighborhood Area includes the area southwest of Sturgis Road, south of West Chicago and Omaha Streets, north of Jackson Boulevard, and east of the corporate boundary. The Future Land Use Study Area Map included at the end of this text identifies the West Rapid Neighborhood Area in geographic relation to the other neighborhoods in the Future Land Use Study Area.

The Rapid City Area Future Land Use Plan Overview provides the background information used in preparing the calculations for the West Rapid Neighborhood Area Future Land Use Plan as well as describing the process in developing the Future Land Use Plan. A copy of the 2008 Plan Overview is available in the Rapid City Growth Management Department.

Neighborhood Profile

Physical Characteristics

The West Rapid Neighborhood Area includes a wide variety of topography ranging from approximately 3,820 feet above mean sea level at the western boundary to around 3,240 feet near the intersection of Omaha Street and Cross Street. Rapid Creek passes through the southeastern portion of the study area. Lime Creek also passes through the study area south of Sturgis Road and drains into Rapid Creek. Several major drainage ways are located throughout and run mainly from the northwest to the southeast, emptying into Rapid Creek. There are three different drainage basins located within the West Rapid Neighborhood Area. The southeastern portion of the Old Lime Creek Drainage Basin empties into Rapid Creek near Sioux Park. The South Canyon/Lime Creek Drainage Basin has numerous tributaries draining into Lime Creek near Canyon Lake Drive. Those tributaries include Lime Creek, Upper Lime Creek, North Canyon, South Canyon, Lower South Canyon, Baldwin, Pinedale and Stevens High. The Red Dale Drainage Basin encompasses a large portion of the southwest corner of the Study Area and drains directly into Rapid Creek. Recommendations for drainage improvements to the area are included in the Design Plans for the South Canyon/Lime Creek, the Old Lime Creek and the Red Dale Drainage Basins.

Residential Characteristics

Between 2000 and 2007, the number of dwelling units in the West Rapid Neighborhood Area increased by 3.13 percent. This 3.13 percent increase amounts to a 0.45 percent average annual increase in total dwelling units in the West Rapid Neighborhood Area, an increase of approximately 19 dwelling units per year.

Figure 1 below identifies the number of residential units in the West Rapid Neighborhood Area. This information was taken from the 2000 U.S. Census and approved building permits between 2000 and 2007.

Figure 1

**West Rapid Neighborhood Area
2000 – 2007 Residential Growth**

| <u>Dwelling Units</u> | <u>2000 U.S. Census</u> | <u>2000-2007 Increase</u> | <u>2007 Total</u> |
|---|-----------------------------|-------------------------------|-----------------------|
| Single Family | 3,106 | 25 | 3,131 |
| Multi-Family | <u>1,333</u> | <u>114</u> | <u>1,447</u> |
| Total | 4,439 | 139 | 4,578 |
| <i>Percent Increase of Neighborhood Area</i> | | 3.13% | |
| <i>Percent of Total in Future Land Use Study Area</i> | 10.99% | 2.37% | 9.90% |

Source: Rapid City Building Inspection Division
Rapid City Growth Management Department

Group homes are included in a category other than the single family homes and the multi-family units because there are no separate kitchen facilities in the group home units. Group home units are identified as assisted living facilities, dormitories, and jails. At 2007 year end, there were 52 group home units in the West Rapid Neighborhood Area.

Non-Residential Characteristics

In 2000, the West Rapid Neighborhood Area included 857,351 gross square foot floor area in retail land uses including several motels, restaurants, retail stores, specialty stores, grocery stores, a bowling alley and Baken Park Shopping Center. During the seven-year period between 2000 and 2007, the retail land use gross square foot floor area in the West Rapid Neighborhood Area increased by 68,399 square feet to 925,750 square feet total in 2007. This 925,750 total gross square foot floor area in the West Rapid Neighborhood Area accounted for 11.08 percent of all retail land uses within the entire Future Land Use Study Area. The retail land use growth has been concentrated in the north and east portion of the Neighborhood Area along Sturgis Road, Omaha Street, Mountain View and north of Jackson Boulevard.

The office/service land uses in the West Rapid Neighborhood Area included health care facilities, office buildings, financial institutions, salons, and repair services and had 460,742 gross square foot floor area in 2000. The office/service land uses in the Area increased 56,082 square feet by 2007, for a total of 516,824 square feet and represented 7.87 percent of all total office/service land uses within the Future Land Use Study Area. The neighborhood area experienced a 12.17 percent increase in office/service gross square foot floor area during the period between 2000 and 2007, an average annual increase of 1.74 percent.

The industrial land uses remain the same between 2000 and 2007 with 212,312 gross square foot floor area. Industrial land uses in the West Rapid Neighborhood Area include wholesale distributors, machine shops, and mini-warehouses.

Public land use increases in the structural square footage for the West Rapid Neighborhood Area accounted for 8.7 percent of the total Future Land Use Study Area increases. In 2000, there was 1,163,056 gross square foot of floor area within the West Rapid Neighborhood Area. By 2007, there was an estimated 1,263,275 gross square foot of floor area, an increase of 8.62 percent. This 2007 square footage represented 16.82 percent of all publicly used structures in the Future Land Use Study Area. Public land uses within the West Rapid Neighborhood Area include numerous churches, three grade schools, a middle school, a high school, two hospitals, two training facilities, the municipal water treatment facility, and a fire station.

Figure 2 provides a comparison of the non-residential land uses in 2000 and 2007, as well as the West Rapid Neighborhood Area's percentage of the total gross square foot floor area in comparison to the other neighborhood areas. Figure 2 also identifies the percentage increases for the four land use categories.

Figure 2

**West Rapid Neighborhood Area
Non-Residential Land Use
2000 and 2007 Total Gross Square Foot Floor Area**

| | 2000 | | 2007 | | 2000-2007 Percentage Change |
|--------------------------|--------------------------------|---------------------|--------------------------------|---------------------|-----------------------------------|
| | Gross Sq. Ft. Floor Area | Percent of Total | Gross Sq. Ft. Floor Area | Percent of Total | |
| Retail Land Uses | 857,351 | 12.73% | 925,750 | 11.08% | 7.98% |
| Office/Service Land Uses | 460,742 | 8.63% | 516,824 | 7.87% | 12.17% |
| Industrial Land Uses | 212,312 | 3.04% | 212,312 | 2.43% | 0.00% |
| Public Land Uses | 1,163,056 | 18.28% | 1,263,275 | 16.81% | 8.62% |

Source: Rapid City Growth Management Department

Existing Land Use Profile

To identify future land uses, it is first essential to determine the existing land uses within a neighborhood area. There are four residential and five non-residential categories of uses identified in this study. Single family residential, multiple family residential, group homes, and mobile homes are evaluated based on the number of units. Retail, office/service, industrial and public uses are evaluated based on the gross square foot floor area.

The West Rapid Neighborhood Area Future Land Use Plan includes an area designated as both flood plain and flood hazard. The flood hazard designation prohibits any kind of

improvements that increase the historical flood height by more than one foot. The flood plain areas adjoining the flood hazard designations do allow improvements with an approved flood plain development permit. These flood area restrictions provide the community with review procedures, thus decreasing the potential for structural blockage of the water flow during a flood.

Figure 3a

**West Rapid Neighborhood Area
Existing Land Use Compilation for PLATTED Property**

| Area Wide Proposed Land Use | Existing OCCUPIED Platted Land | | | | | |
|------------------------------------|-----------------------------------|------------------------|----------------|----------------|-------------|--------------|
| | Existing Occupied Platted Parcels | Gross Sq Ft Floor Area | SF Dwell Units | MF Dwell Units | Group Homes | Mobile Homes |
| <u>Residential Uses</u> | | | | | | |
| Low Density Residential | 807.7 | 58,478 | 2,060 | 66 | 0 | 0 |
| Low Density Residential w/ PRD | 44.63 | 0 | 20 | 0 | 0 | 0 |
| Medium Density Residential | 336.08 | 39,168 | 942 | 1140 | 0 | 0 |
| Medium Density Residential w/PRD | 19.7 | 33,058 | 20 | 76 | 52 | 0 |
| <u>Commercial Uses</u> | | | | | | |
| Office Commercial | 45.91 | 237,443 | 5 | 0 | 0 | 0 |
| Office Commercial w/ PCD | 23.39 | 67,911 | 9 | 92 | 0 | 0 |
| General Commercial | 162.73 | 1,397,938 | 32 | 32 | 0 | 0 |
| General Commercial w/ PCD | 21.98 | 6,560 | 2 | 0 | 0 | 0 |
| <u>Public Uses</u> | | | | | | |
| Public | 161.58 | 415,090 | 0 | 0 | 0 | 0 |
| Public/Flood Hazard | 215.45 | 0 | 0 | 0 | 0 | 0 |

Source: Rapid City Growth Management Department

Figure 3a above identifies the existing uses according to various land use categories for **platted property**. Figure 3b below identifies the existing uses according to various land use categories for **unplatted property**. Each category, i.e., residential use, commercial use, industrial use, and public use is further subcategorized to provide the basis for anticipated density information. These designations correspond to the future land use designations identified on Figure 4, the West Rapid Neighborhood Area Future Land Use Map.

Growth Profile

The Future Land Use Study Committee has identified ten categories for planning purposes, which include low density residential, medium density residential, office commercial, general commercial, and public. These categories provide the basis of the residential, commercial, industrial and public uses described above. Both the

residential and commercial land use categories include a planned development designation. It is essential to note that the commercial categories identified in Figure 3a and 3b vary from the types of land use. For example, the General Commercial category allows all four land uses (retail, office/service, industrial and public).

Figure 3b

**West Rapid Neighborhood Area
Existing Land Use Compilation for UNPLATTED Property**

| Area Wide Proposed Land Use | Existing OCCUPIED Unplatted Land | | | | | |
|------------------------------------|-------------------------------------|------------------------|----------------|----------------|-------------|--------------|
| | Existing Occupied Unplatted Parcels | Gross Sq Ft Floor Area | SF Dwell Units | MF Dwell Units | Group Homes | Mobile Homes |
| Residential Uses | | | | | | |
| Low Density Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Low Density Residential w/ PRD | 0 | 0 | 0 | 0 | 0 | 0 |
| Medium Density Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Medium Density Residential w/PRD | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial Uses | | | | | | |
| Office Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Office Commercial w/ PCD | 0 | 0 | 0 | 0 | 0 | 0 |
| General Commercial | 1.13 | 4,752 | 4 | 0 | 0 | 0 |
| General Commercial w/ PCD | 0 | 0 | 0 | 0 | 0 | 0 |
| Public Uses | | | | | | |
| Public | 150.27 | 381,760 | 0 | 0 | 0 | 0 |
| Public/Flood Hazard | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Rapid City Growth Management Department

Low density residential designations include only single family homes, typically with only one family per unit. Land areas designated for current and future residential use should be located close to City services such as fire protection, schools, and parks. Low density residential designations should have some type of buffer from commercial and/or industrial land use activities. This land designation should also have access to an adequate local road system.

Medium density residential designations include all town homes, condominiums, and apartment complexes. Land areas designated for current and future multiple residential uses should also be located close to City services and near collector or arterial streets to address neighborhood traffic safety concerns and provide a buffer between non-residential uses and single family residential uses. All parcels in the Neighborhood Area identified with a medium density residential designation and located south of Range Road and west of Soo San Drive were included in the Medium Density Residential Zoning District in 1968. In order to address the concerns of the Neighborhood, the City Council adopted the Canyon Lake Overlay District to protect and enhance the unique features of the area.

Planned developments provide flexibility in land development to encourage imaginative urban design. Planned developments allow a mix of compatible and well-integrated land uses. Planned developments provide the opportunity for an adequate review procedure to promote the proper development of those areas that may be environmentally sensitive because of steep slopes and/or unusual topography. A planned development also promotes compatibility with adjacent land use and available public facilities in terms of such factors as intensity of use, density and traffic circulation.

The low density and medium density residential designations in the northwestern portion of the West Rapid Neighborhood Area include planned development designations to specifically address issues relative to the property. Each area's density designation addresses the physical constraints of the property such as steep slopes and slope stability, unusual topography, site entrances, traffic safety concerns, access issues, water pressure concerns, land use mix and adjacent land use compatibility, and also encourages unique development potential.

Infrastructure. The Rapid City Area Major Street Plan identifies several existing arterial and collector streets. There are three east/west and two north/south existing arterial streets, and four east/west and three north/south existing collector streets. The Plan also identifies a proposed east/west arterial street in the northwestern corner of the Area, along with connecting collector streets. The proposed road extensions will enhance the existing road network and provide road connections to adequately move the anticipated local traffic to the major roadways. It is anticipated that utility infrastructure, including water and sanitary sewer lines, will be extended in the northwest portion of this Area. The Committee has also identified a proposed arterial extension to help alleviate the road congestion on West Main Street, by connecting Sheridan Lake Road from West Main Street to Omaha Street.

Schools Sites. There are four existing elementary schools that lay within the West Rapid Neighborhood Area, one middle school and one high school. These include Pinedale Elementary School, South Canyon Elementary School, Canyon Lake Elementary School, Kibben Kuster School, West Middle School, and Stevens High School. These schools are within walking distance to all neighborhood area residents and provide every level of general education.






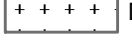






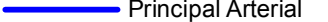



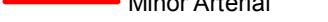



Parks. The West Rapid Neighborhood Area Future Land Use Plan identifies a variety of existing parks for a wide range of recreational opportunities. The principal criteria for siting future parks include size and proximity of population to be served, access, topography, and presence of environmental factors such as drainage ways. The parks have been classified according to National Recreation and Park Association standards based on function, size, and service area.

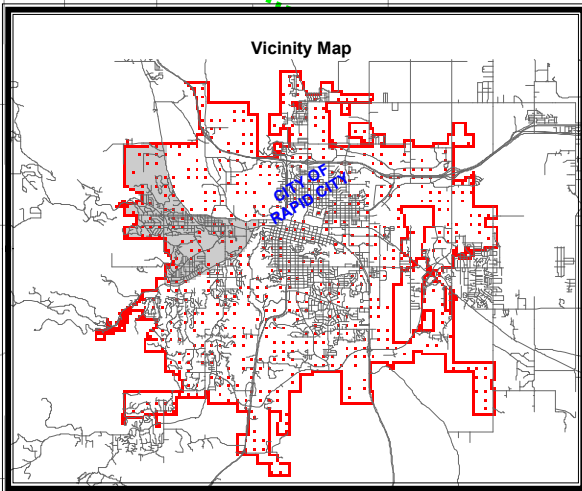
Neighborhood parks generally range in size from 5-20 acres and typically have play equipment and picnic areas, and may have playfields, depending upon need and the suitability of the land. They are often combined with other public uses such as schools. Four neighborhood parks exist within the West Rapid Neighborhood Area: Wilderness Park, Quarry Park, Mary Hall Park and Sioux Park. These parks are disbursed throughout the Neighborhood Area. There are no new parks identified within this area.

West Rapid Neighborhood Area Future Land Use Map


Legend

Future Land Use Designations

| | | | |
|---|-----------|---|--|
|  | LDR |  | Canyon Lake Overlay District |
|  | LDR w/PRD |  | Alternate 1 -- OC w/PCD as unified redevelopment |
|  | MDR |  | Drainage |
|  | MDR w/PRD |  | Flood Hazard |
|  | OC |  | Study Area Boundary |
|  | OC w/PCD | Major Street Plan | |
|  | GC |  | Principal Arterial |
|  | GC w/PCD |  | Proposed Principal |
|  | Public |  | Minor Arterial |
| | |  | Proposed Minor |
| | |  | Collector |
| | |  | Proposed Collector |



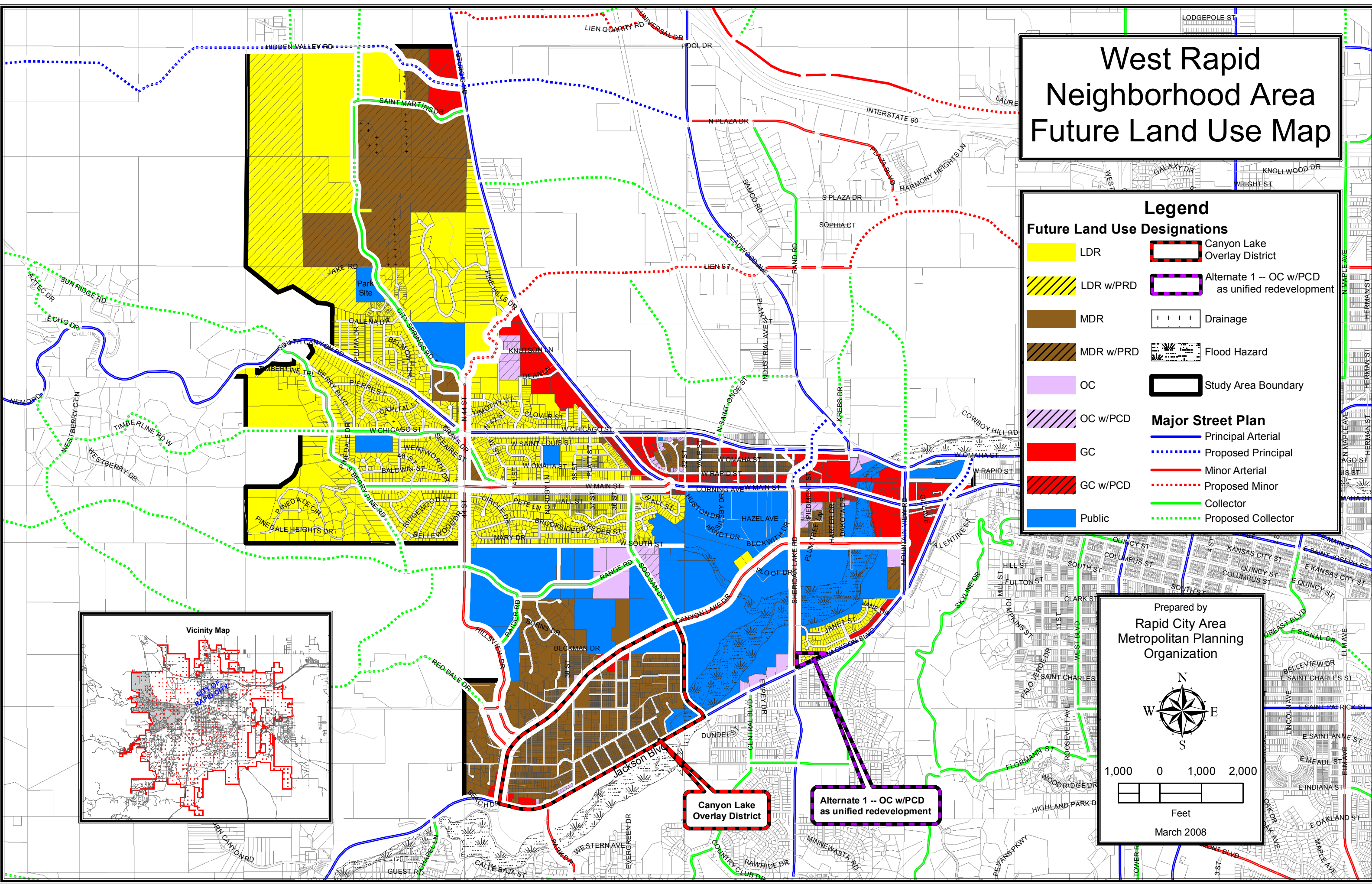
Prepared by
Rapid City Area
Metropolitan Planning
Organization



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March 2008

Canyon Lake
Overlay District

Alternate 1 -- OC w/PCD
as unified redevelopment



Special use parks are those like golf courses and tennis courts. Because of the specialized need, these should be in easily accessible areas. Sioux Park extends west from Rapid Creek near Baken Park to 32nd Street. Included in Sioux Park is the Jimmy Hilton Memorial Swimming Pool located southeast of the intersection of Canyon Lake Drive and Sheridan Lake Road. Sioux Park also includes eight tennis courts and two soccer fields, as well as fourteen softball/baseball fields. It also includes the Rose Gardens and Storybook Island, a free community play facility for young children. Bike paths are located adjacent to Rapid Creek running through Sioux Park, along Jackson Boulevard and also along Canyon Lake Drive between Rapid Creek and Soo San Drive.

In June of 1979, several parcels were dedicated to the city of Rapid City as a result of the 1972 flood, with a majority dedicated as public park use. These parcels create Rapid City's open space/greenway throughout the southeastern portion of the Neighborhood Area. The open space/greenway includes the land where Sioux Park is located, the tennis courts just off Canyon Lake Drive, and ends in this Neighborhood Area at Jackson Park. These recently renovated recreational facilities are anticipated to serve the recreational needs of the entire community as well as the Neighborhood Area.

Public Facilities. Currently, there are several public facilities located within the West Rapid Neighborhood Area, including numerous churches, the Canyon Lake Senior Center, the South Dakota National Guard Armory, the Rapid City Water Treatment Facility, the Rapid City Indian Hospital, and the Rapid City Regional Hospital West. There are no other public facilities identified within the West Rapid Neighborhood Area.

Truck Traffic. Truck traffic is expected to remain on Omaha/West Chicago Street, Sturgis Road, Nemo Road / South Canyon Road and Mountain View Road connecting Omaha Street to Jackson Boulevard, and Jackson Boulevard from Mountain View Road extending west to the city limits. West Main Street from Mountain View Road to Sturgis Road is the only route identified as a delivery route. Access to truck routes is a significant factor in identifying parcels with potential industrial uses; therefore, no industrial designations were identified.

Safety. Pedestrian, bicyclist, and children's safety are a key concern of the Future Land Use Study Committee as evidenced by the proposed bike path routes and the desire to locate high traffic generating businesses out of the residential areas and along collector and arterial streets. Keeping the truck traffic off local roads also addresses many neighborhood safety concerns.

Capacity. The Future Land Use Study Committee is also cognizant of neighborhood concerns regarding the capacity of the road system and the perception that many of the existing roads already carry more traffic than the roads can handle. The Committee has addressed these concerns by identifying arterial street extensions to alleviate some of the heavy traffic flows on West Main Street and by proposing high traffic generating land uses along those collector and arterial routes as described earlier.

Density

To arrive at the anticipated development density of the West Rapid Neighborhood Area, the Committee compared the existing gross density of the various uses to the maximum density allowed by the Rapid City Municipal Zoning Code. The Committee also considered gross density in surrounding and adjacent neighborhood areas for additional comparisons. Figure 5 below provides the options used in determining the anticipated development densities. The anticipated density value for dwelling units or square footage per acre is used as a multiplier to determine the total number of dwelling units or total square footage for the undeveloped property within the West Rapid Neighborhood Area.

The anticipated densities under each type of land use are influenced by the topography, the cost effectiveness in providing municipal water and sewer, and compatibility with surrounding development. A variety of residential land use classifications are used to accommodate housing demand, provide housing choices, and protect existing residential neighborhoods. Additionally, several non-residential uses were also identified to provide development flexibility in addressing the community’s commercial and industrial growth needs.

The office commercial and general commercial land use densities are based upon existing development. The Committee anticipates some areas along the arterial routes to be redeveloped to serve changing community needs.

Figure 5

**West Rapid Neighborhood Area
Land Use Density Comparisons**

| | Option A Existing Density | Option B Maximum Density | Option C Anticipated Density |
|-----------------------------------|--|---|---|
| Residential Uses | | | |
| Low Density Residential | 1.73 du / acre | 6.7 du / acre | 2.4 du / acre |
| Low Density Residential w/ PRD | 0.08 du / acre | 6.7 du / acre | 6.7 du / acre |
| Medium Density Residential | 2.58 du / acre | 25 du / acre | 15 du / acre |
| Medium Density Residential w/ PRD | 0.28 du / acre | 25 du / acre | 15 du / acre |
| Commercial Uses | | | |
| Office Commercial | 141 sf / acre | 5,445 sf / acre | 3,700 sf / acre |
| Office Commercial w/ PCD | 4,226 sf / acre | 6,353 sf / acre | 3,700 sf / acre |
| General Commercial | 5,738 sf / acre | 13,613 sf / acre | 7,500 sf / acre |
| General Commercial w/ PCD | 408 sf / acre | 13,613 sf / acre | 7,500 sf / acre |
| Other Uses | | | |
| Public | 1,494 sf / acre | 21,780 sf / acre | 9,000 sf / acre |
| Public/Flood Hazard | 0 sf / acre | 0 sf / acre | 0 sf / acre |

Source: Rapid City Growth Management Department

Year 2035 Residential Growth Projections

The Year 2035 projections indicate how much of the total build out will be achieved in twenty-eight years. The projections provide the basis for planning many public services, including sewer and water, storm drainage, and road networks. The Future Land Use Study Committee determined the Future Land Use Study Area Year 2035 population to be 159,000, based on numerous methodologies. This population projection was then allocated to all the neighborhood areas based on the assumption that residential growth will continue in a pattern similar to the 2000-2007 residential growth. The individual neighborhood area growth projections were determined by dividing the 159,000 population estimate by 2.51 which is the average number of persons per household within the Study Area. This calculation provides the total number of dwelling units in the Year 2035, or 63,344 total dwelling units in the Future Land Use Study Area. The total number of dwelling units was then allocated to the type of dwelling unit according to the historical patterns within each neighborhood area, i.e., single family units or multi-family units.

During the period from 2000-2007, 2.37 percent of residential building permits for the entire Future Land Use Study Area occurred in the West Rapid Neighborhood Area. As shown in Figure 1 above, the West Rapid Neighborhood Area had 4,578 dwelling units in 2007, with 68.4 percent single family units and 31.6 percent multi-family units. In the Year 2035, the Committee anticipates an increase of 256 new dwelling units in the West Rapid Neighborhood Area, 46 of which will be new single family units and 210 will be multi-family dwelling units. The total dwelling units in the West Rapid Neighborhood Area is expected to reach 4,834 by the Year 2035. Figure 6 identifies the breakdown of dwelling unit increases for the years 2008 to 2035 and a total dwelling unit projection by dwelling unit type for the Year 2035.

Figure 6

***West Rapid Neighborhood Area
Year 2035 Dwelling Unit Projections***

| | Dwelling Units | |
|---|-----------------------|--------------------|
| | 2008-2035 Increase | Year 2035 Total |
| <i>Single Family Units</i> | 46 | 3,177 |
| <i>Multi-Family Units</i> | <u>210</u> | <u>1,657</u> |
| <i>Total Dwelling Units</i> | 256 | 4,834 |
| <i>Percent of Total in Future Land Use Study Area</i> | 1.50% | 7.63% |

Source: Rapid City Growth Management Department

The Committee anticipates new single family residential development in the northwestern portion of the Neighborhood Area west of Sturgis Road. This area has many topographic constraints restricting the number of dwelling units per acre. The planned residential development designation provides the means to address such issues as water pressure, access, topography, slope stability, and road connections and gives the developer the ability to design unique developments while addressing these issues.

The Committee also anticipates additional multi-family dwelling units also west of Sturgis Road. This multi-family development is surrounded by anticipated commercial activity to the east and also provides a buffer for the residential area to the north and west. The Committee also anticipates additional areas of infill in the existing vacant areas in the southwest portion of the Neighborhood Area.

The Future Land Use Study Committee is cognizant of the Neighborhood Area residents' desire to maintain the residential nature of the neighborhood along Jackson Boulevard. Therefore, the Committee has maintained the land use designations as they currently exist along Jackson Boulevard with the recognition that the future expansion of the office commercial zoning districts may be proposed by developers in the future.

The Committee identified an alternate land use designation of Office Commercial with a Planned Commercial Development on the northeast corner of Jackson Boulevard and Sheridan Lake Road for eleven residential lots, provided that all eleven lots were utilized for a cohesive redevelopment, with direct access to Sheridan Lake Road from June Court.

Additionally, the Rapid City Planning Commission and the Rapid City Council adopted the Canyon Lake Overlay District in order to protect and enhance the unique residential character of the area. The Overlay District is bounded on the north and west of Canyon Lake Drive, on the east by 32nd Street and on the south by Jackson Boulevard. A copy of the Canyon Lake Overlay Zoning District is attached as Appendix A.

Year 2035 Non-Residential Growth Projections

The West Rapid Neighborhood Area non-residential gross square foot floor area is anticipated to increase within the next twenty-eight years. Figure 7 below identifies the projected twenty-eight year increase in gross square foot floor area by the four land use categories.

The rate of growth for commercial and industrial land use is based upon the West Rapid Neighborhood Area square foot percentage as compared to the total gross square foot floor area for the entire Future Land Use Study Area. Growth projections for neighborhood area commercial and industrial uses are then extrapolated based upon twenty-eight year projections for the entire Future Land Use Study Area.

The Future Land Use Study Committee has acknowledged that the Heartland Expressway, the Mall Drive Extension connecting LaCrosse Street to Elk Vale Road north of Interstate 90, the Anamosa Street Extension linking LaCrosse Street to East

North Street south of Interstate 90, and the planned infrastructure improvements including the sewer extension located within the US Highway 16 Neighborhood Area will dramatically impact non-residential growth in the West Rapid Neighborhood Area. Additionally, the small area of land available for additional non-residential growth within the Neighborhood Area will impact the potential twenty-eight year growth. As a result of these road connections and land availability, all land use growth percentages in the West Rapid Neighborhood Area were reduced for the next twenty-eight years.

Figure 7

**West Rapid Neighborhood Area
Year 2035 Non-Residential Projected Increases in
Gross Square Foot Floor Area**

| <u>Land Use Category</u> | <u>Gross Square Foot Floor Area</u> | <u>Percent of Total Increase</u> |
|--------------------------|-------------------------------------|----------------------------------|
| Retail Use | 739,352 | 7.7% |
| Office/Service Use | 590,715 | 6.3% |
| Industrial use | 41,211 | 1.3% |
| Public Use | 140,614 | 14.2% |

Source: Rapid City Growth Management Department

A new General Commercial/Planned Commercial Development land use designation is identified at the northern boundary of the neighborhood near Saint Martins Drive. This new commercial area is anticipated to support the potential industrial development just beyond the West Rapid Neighborhood Boundary in addition to addressing additional tourism and general community retail and service needs. Planned commercial development designations are included on these to allow for creativity in site development and to address issues such as sight distance, drainage, topography, traffic safety concerns, and to also minimize impacts the development may have on adjacent properties.

Figure 8 below identifies the remaining West Rapid Neighborhood Area land use compilation totals. This land use compilation provides a summary of all anticipated land uses as identified on the West Rapid Neighborhood Area Future Land Use Map.

There are no additional parcels identified for Light Industrial land use designations because the initial opportunity for expansion is limited. Concerns were expressed about the impacts any additional Light Industrial designations may have on the existing residential areas within this Neighborhood Area.

Figure 8

**West Rapid Neighborhood Area
Land Use Compilation Totals**

| AREA WIDE | VACANT PLATTED LAND | | | VACANT UNPLATTED LAND | | |
|---------------------------------|-----------------------------|-----------------------|--------------------------|-------------------------------|-----------------------|--------------------------|
| | Vacant Platted Parcels (ac) | Antic. DU or Gross SF | Projected DU or Gross SF | Vacant Unplatted Parcels (ac) | Antic. DU or Gross SF | Projected DU or Gross SF |
| Residential Uses | | | | | | |
| Low Density Residential | 56.55 | 2.4 | 135 | 116.69 | 2.4 | 280 |
| Low Density Residential w/ PRD | 0 | 2.4 | 0 | 188.05 | 2.4 | 451 |
| Medium Density Residential | 18.02 | 15 | 270 | 0.00 | 15 | 0 |
| Medium Density Residential w/ P | 0 | 15 | 0 | 242.60 | 15 | 3,639 |
| Commercial Uses | | | | | | |
| Office Commercial | 0 | 3,700 | 0 | 0 | 3,700 | 0 |
| Office Commercial w/ PCD | 1.21 | 3,700 | 4,477 | 0 | 3,700 | 0 |
| General Commercial | 9.84 | 7,500 | 73,800 | 0 | 7,500 | 0 |
| General Commercial w/ PCD | 3.53 | 7,500 | 26,475 | 18.96 | 7,500 | 142,200 |
| Other Uses | | | | | | |
| Public | 0 | 9,000 | 0 | 133.84 | 9,000 | 1,204,560 |
| Public/Flood Hazard | 0 | 0 | 0 | 0.00 | 0 | 0 |

Source: Rapid City Growth Management Department

Residential Build Out

Build out is when all developable land parcels have reached anticipated density. The West Rapid Neighborhood Area build out scenario as proposed under this Plan is based on an analysis of existing patterns of development, physical constraints, access to municipal water and sewer, and existing plans for the area.

Figure 9 below identifies the anticipated total dwelling units at build out categorized by the various proposed residential land use categories within the West Rapid Neighborhood Area.

Between 2000 and 2007, the West Rapid Neighborhood Area grew by 3 single family dwelling units per year and 16 multi-family dwelling units per year. The Committee anticipates the dwelling unit growth will continue at a similar rate because of the unavailability of a significant amount of vacant property within the Neighborhood Area.

Figure 9

**West Rapid Neighborhood Area
Build Out Projected Dwelling Units at Anticipated Densities**

| Proposed Land Use | Gross Neighborhood Acres | Anticipated Density per Acre | Total Dwelling Units |
|---|--------------------------|------------------------------|----------------------|
| Residential Uses | | | |
| Low Density Residential | 1,188.13 | 2.4 | 2,851 DU |
| Low Density Residential w/ PRD | 238.48 | 2.4 | 572 DU |
| Total Single Family Units | | | 3,423 DU |
| Medium Density Residential | 452.88 | 15 | 6,793 DU |
| Medium Density Residential w/ PRD | 273.93 | 15 | 4,108 DU |
| Total Multi-Family Units | | | 11,570 DU |
| Total Residential Dwelling Units | | | 14,993 DU |

Source: Rapid City Growth Management Department

Non-Residential Build Out

The West Rapid Neighborhood Area gross square foot floor area build out expectations at anticipated densities are identified in Figure 10 below. The size of the parcels significantly impacts the total amount of acreage available for development.

Figure 10

**West Rapid Neighborhood Area
Non-Residential Gross Square Foot Floor Area
Build Out Projections at Anticipated Densities**

| | Gross Neighborhood Area (ac) | Anticipated Density per Acre | Gross Square Foot Floor Area |
|---|------------------------------|------------------------------|------------------------------|
| Commercial Uses | | | |
| Office Commercial | 56.18 | 3,000 sf / ac | 168,540 sf / ac |
| Office Commercial w/ PCD | 36.25 | 3,000 sf / ac | 108,750 sf / ac |
| General Commercial | 244.67 | 7,500 sf / ac | 1,835,025 sf / ac |
| General Commercial w/ PCD | 46.47 | 7,500 sf / ac | 348,525 sf / ac |
| Total Gross Square Foot Floor Area | | | 2,460,840 |
| Other Uses | | | |
| Public | 720.89 | 9,000 sf / ac | 6,488,010 sf / ac |
| Public/Flood Hazard | 0 | 0 sf / ac | 0 sf / ac |

Source: Rapid City Growth Management Department

Entryway Overlay

Purpose of the Entryway Overlay

SD Highway 44 and Nemo Road / South Canyon Road are major highways that link Rapid City to the Black Hills to the west. They are entryways for travelers entering the community from the west as well as a Gateway for visitors traveling through the Black Hills National Forest. SD Highway 79 (Sturgis Road) is another major state highway into Rapid City from the north / northwest. The purpose of this element of the Neighborhood Plan is to ensure that a high level of visual quality is maintained along these entryways as the adjacent land develops.

Overlay Area

This Overlay Area applies to all property located within 500 feet of SD Highway 44 right-of-way (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway rights-of-way or H lots), all property located within 500 feet of SD Highway 79 (Sturgis Road) right-of-way (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway rights-of-way or H lots), and all property located within 500 feet of Nemo Road / South Canyon Road (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway rights-of-way or H lots).

Goals

The following goals are established for the Entryway Overlay Area:

- 1) Create an attractive and inviting environment along the corridor.
- 2) Incorporate consistent and appropriate design standards that unify the corridor and incorporate regional forms and materials in design elements.
- 3) Incorporate a high level of craftsmanship, high quality materials and superior design in all corridor improvements.
- 4) Preserve the existing vistas of prairie land to the east and the Black Hills to the west by maintaining openness along portions of the corridor by clustering structures and setting them back from the roadway.
- 5) Protect the night skies through implementation of dark skies requirements.
- 6) Develop an environment that is friendly and safe for pedestrians and bicyclists.

Recommendations

- 1) Within this Entryway Overlay area, the following design elements shall be incorporated into the design of all projects occurring within the Entryway Overlay Area as part of the Planned Development review:

- a) Sixty foot landscape zones from the right-of-way north of SD Highway 44 right-of-way, west of the highway right-of-way west of SD Highway 79 (Sturgis Road), and both north and south of the highway right-of-way along Nemo Road / South Canyon Road. No parking or loading areas or structures shall be allowed in these landscape zones; however, ground signs, as well as pedestrian and bicycle paths may be allowed in the landscape zone when integrated into the landscaping.
- b) An informally arranged mix of deciduous and coniferous trees and shrubs, with naturalized grasses and wildflowers will be incorporated into the landscape zones.
- c) Berms and mass plantings shall be incorporated into the landscape zones to screen off-street parking areas from the SD Highway 44, SD Highway 79 (Sturgis Road) and Nemo Road / South Canyon Road roadways.
- d) All structures shall have single story construction to maximize and protect the view sheds to the north of SD Highway 44 roadway, west of SD Highway 79 (Sturgis Road), and both north and south of Nemo Road / South Canyon Road.
- e) Buildings shall be clustered when possible to provide strong spatial relationships between buildings and maintain view windows to the north of SD Highway 44 roadway, west of SD Highway 79 (Sturgis Road) roadway, and both north and south of Nemo Road / South Canyon Road.
- f) Building setbacks and orientations shall be varied to avoid a walled corridor effect. Building entries should be oriented so as to be visible from SD Highway 44, SD Highway 79 (Sturgis Road) and Nemo Road / South Canyon Road wherever possible.
- g) Structural materials shall be earth tone with primarily subtle, neutral colors reflective of the prairie environment.
- h) HVAC, trash receptacles, loading docks and other service facilities shall be screened from view from all adjacent properties, including rooftop facilities.
- i) Loading, storage and service areas shall be screened from adjacent residential uses and from view from the SD Highway 44, SD Highway 79 (Sturgis Road) and Nemo Road / South Canyon Road roadways. Building design and layout should be integrated into the screening of these areas.
- j) Chain link fences with slats shall not be utilized within the Entryway Overlay Area.

- k) Materials for fences, retaining walls and screening shall be warm-toned, natural materials, or materials that are sympathetic to natural materials.
- l) Any fences shall be designed so as to have the finished side viewed from the outside.
- m) Horizontal profile signage made of subtle, earth toned materials incorporated into the landscaping areas shall be provided. All signs shall be less than 12 feet in height and no pole signs will be allowed.
- n) Plant materials should be incorporated around the base of the ground mounted signs to aide in integrating the signs into the natural environment. Plant material around floodlight fixtures shall be carefully located to visually screen the fixtures.
- o) Off street parking areas shall incorporate significant landscaping islands to avoid the appearance of large expansive parking areas. Where feasible, parking areas shall be located away from the SD Highway 44, SD Highway 79 (Sturgis Road), and Nemo Road / South Canyon Road roadways so as to minimize the visual impact.
- p) Berming and shrub plantings shall be used to screen the parking lot ground plane from view from the SD Highway 44, SD Highway 79 (Sturgis Road), and Nemo Road / South Canyon Road roadways.
- q) Landscape areas shall incorporate native plant materials where possible and shall be designed consistent with xeriscape principles wherever possible.
- r) All landscaping areas shall be irrigated with sensors installed to avoid wasting water.
- s) Berming and shrub plantings shall be used to screen the ground plane for retail uses allowing view opportunities to stores and building mounted signage.
- t) Landscaping for other non-residential uses shall be designed to focus views into the site at key image locations such as entries, focal points or architectural features, including building mounted signs.
- u) Six foot berms and shrubs shall be used to provide visual and noise separation between SD Highway 44, SD Highway 79 (Sturgis Road, and Nemo Road / South Canyon Road roadways and residential areas that are adjacent to SD Highway 44, SD Highway 79 (Sturgis), and Nemo Road / South Canyon Road roadways.
- v) Off premise advertising will be limited to the greatest degree possible.






















- w) Pedestrian and bicycle paths shall be integrated into all development with linkages provided to both commercial and residential areas identified in the Study Area.
 - x) All utility lines shall be relocated underground wherever feasible.
- 2) The City shall implement the dark skies ordinance to address lighting throughout the community. The dark skies concepts shall be implemented immediately as part of the Planned Development review process throughout the West Rapid Neighborhood Area.

Summary

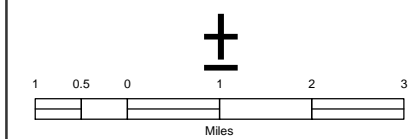
The West Rapid Neighborhood Area Future Land Use Plan anticipates that the residential growth patterns will remain constant, directly attributed to the unavailability of large amounts of vacant, undeveloped property. Additionally, the Plan identifies extension of the infrastructure to enhance the transportation network in the Neighborhood Area and the community. The Neighborhood Area has adequate parks and recreational opportunities. The Plan identifies redeveloped areas to accommodate the anticipated office/professional space needs and also identifies new commercial areas to address both the tourism and community retail and service needs.

Rapid City Area Future Land Use Plan

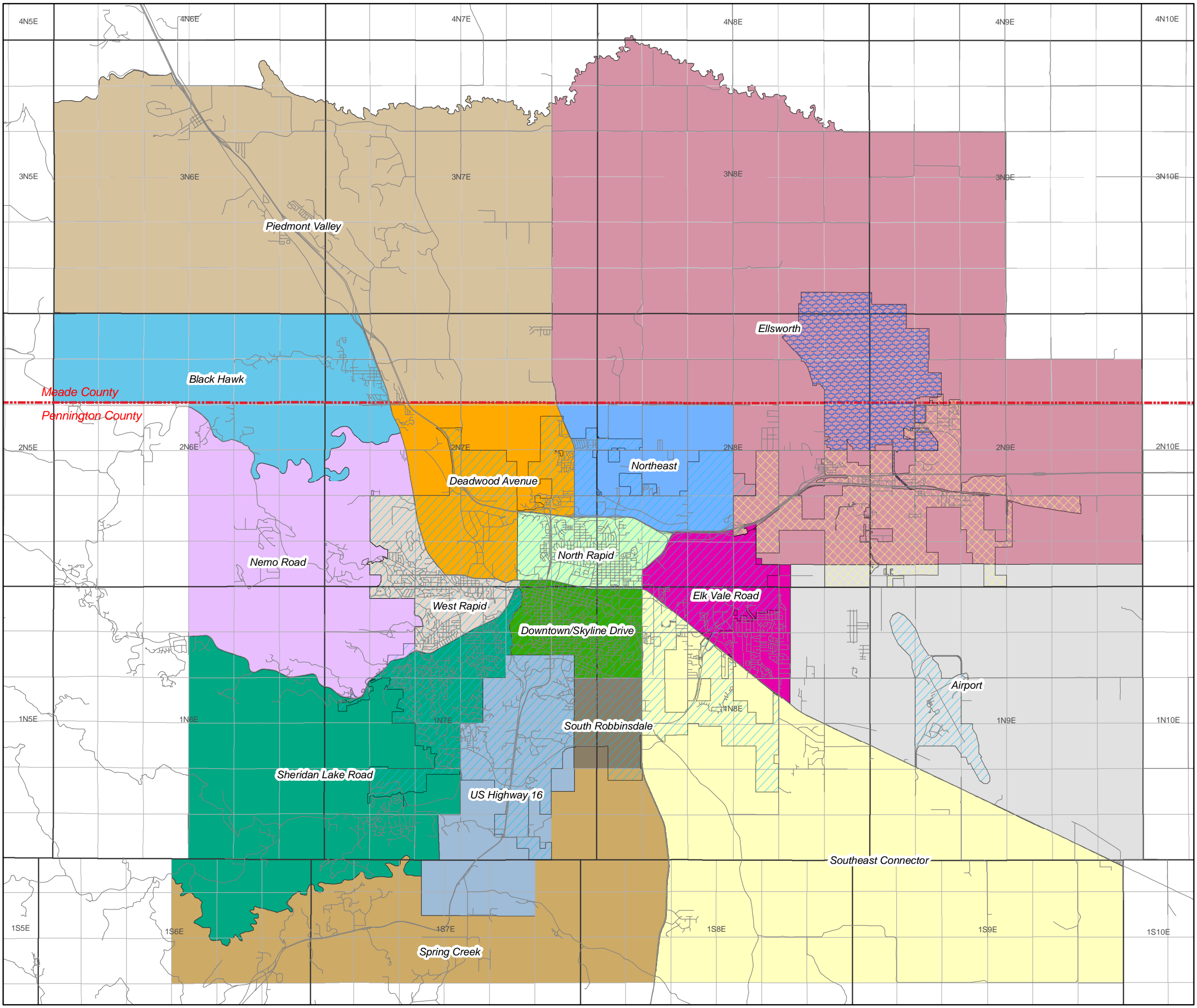
Neighborhood Study Areas

-  Airport
-  Black Hawk
-  Deadwood Avenue
-  Downtown/Skyline Drive
-  Elk Vale Road
-  Ellsworth
-  Nemo Road
-  North Rapid
-  Northeast
-  Piedmont Valley
-  Sheridan Lake Road
-  South Robbinsdale
-  Southeast Connector
-  Spring Creek
-  US Highway 16
-  West Rapid
-  City of Box Elder*
-  City of Rapid City
-  Ellsworth AFB*
-  City of Piedmont*
-  City of Summerset*

*Future Land Use Plans not yet available



Rapid City Area
Metropolitan Planning
Organization



Appendix A

CHAPTER 17.60: CANYON LAKE OVERLAY ZONING DISTRICT

17.60.010 General description.

The Canyon Lake overlay zoning district is added as an overlay district to the existing medium density residential district, park forest district, public district, neighborhood commercial district, office commercial district and general commercial district. All provisions of the underlying district are applicable. If the Canyon Lake overlay zoning district imposes a greater restriction than the underlying zoning district regulations, the Canyon Lake overlay zoning district shall control. This district is intended to preserve and enhance the unique residential character of the Canyon Lake neighborhood by establishing special standards that address access, site development, landscaping and parking.

(Ord. 5076 (part), 2005)

17.60.020 Boundaries.

The Canyon Lake overlay zoning district will be bound on the north and west by Canyon Lake Drive, on the east by 32nd Street, and on the south by Jackson Boulevard.

(Ord. 5076 (part), 2005)

17.60.030 Area setback regulations.

All buildings shall be set back from street right-of-way lines and lot lines as follows:

A. Low density residential districts:

1. *Front yard:* Dwellings and detached garages shall be set back not less than 25 feet from the front property line.
2. *Side yard:* For single-story dwellings, located on interior lots, side yards shall be not less than 8 feet in width. For dwellings of 2 stories or more, there shall be a side yard requirement of not less than 12 feet. When a structure is determined to be 1 story for a minimum distance of 12 feet from the side wall an 8-foot side yard shall be allowed. Lots having frontage on more than 1 street shall provide the required front yards along those streets.
3. *Rear yard:* For main buildings, there shall be a rear yard of not less than 25 feet.

B. Medium density residential districts:

1. *Front yard:* Single or double family dwellings shall have the same front yard regulations as low density residential districts. For multifamily structures of 3 or more units, the front yard setback shall be set back not less than 25 feet from the front property line.

2. *Side yard:* Single or duplex family dwellings shall have the same side yard regulations as low density residential districts. For a single-story multifamily structure of 3 or more units, there shall be a side yard setback of not less than 8 feet. For multifamily dwellings of 3 or more units of 2 stories or more, there shall be a side yard requirement of not less than 15 feet. For multifamily structures of 3 or more with more than a 2-story building, the side yard setback shall be the mandatory setback for a 2-story building, plus 1 extra foot of setback per extra 3 feet in building height.
3. *Rear yard:* Single or duplex family dwellings shall have the same rear yard regulations as low density residential districts. For multifamily dwellings of 3 or more stories, the rear yard setback shall be not less than 25 feet.

C. Park forest district:

1. *Front yard:* Dwellings and detached garages shall be set back not less than 25 feet from the front property line.
2. *Side yard:* For a single-story dwelling, located on interior lots, side yards shall not be less than 30 feet in width.
3. *Rear yard:* For main buildings, there shall be a rear yard of not less than 50 feet.

D. Public district:

1. *Front yard:* All buildings shall be set back a minimum of 25 feet from the front property line.
2. *Side yard:* No building shall be located closer than 25 feet to the side lot line.
3. *Rear yard:* No building shall be located closer than 25 feet to the rear lot line.

E. Neighborhood commercial district:

1. *Front yard:* All buildings shall be set back from the street right-of-way lines not less than 25 feet.
2. *Side yard:* On the side of a lot adjoining a residential district, there shall be a side yard of not less than 25 feet. There shall be a side yard setback from an intersection street of not less than 25 feet.
3. *Rear yard:* There shall be a rear yard, alley, service court, or combination thereof, of not less than 30 feet in depth. All of the service areas of all buildings shall be completely screened from public view, with permanent ornamental screening materials.

F. Office commercial district:

1. *Front yard:* All buildings shall be set back a minimum of 25 feet from the front property line.
2. *Side yard:* No building shall be located closer than 25 feet to a side property line, except when the side lot line abuts a commercial district.
3. *Rear yard:* No building shall be located closer than 25 feet to the rear lot line, except when the rear lot line abuts a commercial district.

G. General commercial district:

1. *Front yard:* All buildings shall be set back a minimum of 25 feet from the front property line.
2. *Side yard:* No side yard is required, except that the width of a side yard which abuts a residential district shall not be less than 25 feet.
3. *Rear yard:* Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof, of not less than 30 feet in depth. The depth of a rear yard which abuts a residential district shall be not less than 15 feet.

(Ord. 5076 (part), 2005)

17.60.040 Landscaping.

- A. For single-family and 2-family structures, no landscaping is required.
- B. For multifamily structures of 3 or more units located adjacent to single-family/duplex/townhouse dwellings, landscaping shall be provided as per § 17.50.300 of this code. Landscaping shall be maintained in a live vegetative state.
- C. For any multifamily structures of 3 or more units, a streetscape landscaping buffer of 10 feet in the front yard setback shall be required, to include a minimum of 10% of the required landscaping points.
- D. All other structures shall meet the landscaping required in the respective zoning districts.

(Ord. 5076 (part), 2005)

17.60.050 Screening.

- A. For any multifamily dwelling of 3 or more units, a 6-foot screening fence shall be placed along the side and rear yards located adjacent to single-family/duplex/townhouse dwellings. The finished side shall face the adjacent single-family/duplex/townhouse property. The screening fence shall be maintained in good condition, and shall consist of an opaque fence, not to include chain link fencing with slats. The 6-foot screening fence shall not be located in the front yard or street side setback.
- B. For any multifamily structure of 3 or more units, heating and cooling systems are to be screened if adjacent to single-family dwellings. Screening may consist of shrubs, berms, fences or other appropriate materials.

(Ord. 5076 (part), 2005)

17.60.060 Density.

For any multifamily dwelling of 3 or more units, the lot size for each additional unit shall be 2,000 square feet per dwelling unit.

(Ord. 5076 (part), 2005)

17.60.070 Lighting.

- A. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-ways, and to not be a hazard to the passing motorist or constitute a nuisance of any kind.
- B. There shall be no lit signage for residential uses and no internally lit signs for all other uses.

(Ord. 5076 (part), 2005)

17.60.080 Parking.

All multifamily dwelling units shall provide a minimum of 2 off-street parking spaces per dwelling unit. For multifamily dwelling units of 4 and above, there shall be additional guest parking space as provided in the following chart:

| <i>Dwelling units</i> | Guest Parking Spaces |
|-----------------------|-----------------------------------|
| 4-7 | 1 |
| 8-11 | 2 |
| 12-15 | 3 |
| 16-19 | 4 |
| 20-23 | 5 |
| 24-27 | 6 |
| 28+ | 1 additional per 4 dwelling units |

(Ord. 5076 (part), 2005)

17.60.090 Streets.

For any multifamily dwelling of 3 or more units, the street providing access to the project shall comply with the street design criteria manual.

(Ord. 5076 (part), 2005)

17.60.100 Snow removal areas.

For any multifamily dwelling of 3 or more units, a snow removal area shall be designated that will not interfere with the normal requirements for parking or landscaping.

(Ord. 5076 (part), 2005)

17.60.110 Garbage collection areas.

For any multifamily dwelling of 3 or more units, a garbage collection area shall be designated. The designated garbage collection area shall be screened.

(Ord. 5076 (part), 2005)

17.60.120 Planned residential development.

A planned residential development shall be submitted for review and approval by the Planning Commission for any multifamily dwelling structure of 3 or more units.

(Ord. 5076 (part), 2005)

Canyon Lake Overlay Zoning District Boundary

