

# **Deadwood Avenue 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**

## Deadwood Avenue 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 Deadwood Avenue 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 Deadwood Avenue Neighborhood Area encompasses approximately 3,750 acres and is located in the northwestern portion of the community. The following points summarize the intent of the Deadwood Avenue Neighborhood Area Future Land Use Plan.

- Residential growth patterns will increase, as both single family and multi-family dwelling units.
- Extension of infrastructure is identified to support the anticipated growth patterns.
- Interstate 90, South Dakota Highway 231 (Sturgis Road), portions of South Dakota Highway 44, Deadwood Avenue and Haines Avenue are entryway corridors into Rapid City, with close proximity to the Dakota, Minnesota and Eastern Railroad. General commercial and industrial uses have been identified along these corridors to accommodate and encourage business development.

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# DEADWOOD AVENUE FUTURE LAND USE PLAN

## **Introduction**

The Deadwood Avenue Neighborhood Area encompasses approximately 3,750 acres and is located in the northwestern portion of the community. The northern limit of the Neighborhood corridor is the Pennington County line. The western boundary is South Dakota Highway 231 (Sturgis Road). The eastern boundary is Haines Avenue, and the southern limit of the study area is Omaha Street/West Chicago Street.

The *Rapid City Area Future Land Use 2008 Plan Overview* provides the background information used in preparing the calculations for the Deadwood Avenue Neighborhood Area Future Land Use Plan. The *2008 Plan Overview* also describes 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. The Future Land Use Committee developed this Plan through significant public input in the form of public open houses and land owner meetings. The Plan also incorporates portions of the *Pennington County Comprehensive Plan*.

## **Neighborhood Profile**

### **Physical Characteristics**

The Deadwood Avenue Neighborhood Area includes a range of topography extending from approximately 3,240 feet above mean sea level in the southeast corner of the neighborhood area south of "M" Hill to approximately 3,930 feet at the terminus of Cabot Hill Road. Box Elder Creek passes through the northern portion of the neighborhood and Rapid Creek passes through the southern portion of the neighborhood area, with several major drainage ways located throughout. The Federal Emergency Management Agency (FEMA) has defined several flood zones within this neighborhood. Flood Zone A (nondetailed study) has been defined for several tributaries to Box Elder Creek and Rapid Creek. Flood Zone AE (detailed study with Base Flood Elevation) and Floodway have been defined for Rapid Creek and some of its tributaries just north of Omaha Street at the southeastern corner of the neighborhood area.

### **Residential Characteristics**

Between 2000 and 2007, the number of dwelling units in the Deadwood Avenue Neighborhood Area increased by 15.04 percent. This 15.04 percent increase amounts to a 12.91 percent average annual increase in total dwelling units in the Deadwood Avenue Neighborhood Area, an increase of approximately 126 dwelling units per year.

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

**Figure 1****Deadwood Avenue 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	879	463	1,342
Multi-Family	<u>97</u>	<u>419</u>	<u>516</u>
Total	976	882	1,858
Percent of Total in Future Land Use Neighborhood Area	2.42%	15.04%	4.02%

Source: 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 not 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 90 group home units in the Deadwood Avenue Neighborhood Area.

**Non-Residential Characteristics**

In 2000, the Deadwood Avenue Neighborhood Area included 230,822 square feet of retail land uses. During the seven year period between 2000 and 2007, the retail land use gross square foot floor area in the Deadwood Avenue Neighborhood Area increased by 293,648 square feet.

**Figure 2****Deadwood Avenue 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	230,822	3.43%	524,470	6.28%	127.22%
Office/Service Land Uses	923,097	17.30%	1,082,524	16.48%	17.27%
Industrial Land Uses	1,763,622	25.28%	2,086,154	23.86%	18.29%
Public Land Uses	65,386	1.03%	83,378	1.11%	27.52%

Source: Rapid City Growth Management Department

The office/service land uses in the Deadwood Avenue Neighborhood Area included veterinary clinics, banks, repair shops, car washes and office buildings, and had 923,097 gross square foot floor area in 2000, as outlined in the 2008 Plan Overview. The office/service land uses in the Area increased by 159,427 square feet through 2007 and amounted to 12.9 percent of all total office/service land use increases within the Future Land Use Neighborhood Area.

Figure 2 provides a comparison of the non-residential land uses in 2000 and 2007, as well as the Deadwood Avenue Neighborhood Area's percentage of the total gross square foot floor area in comparison to the Future Land Use Neighborhood Area. Figure 2 also identifies the percentage increases for the four non-residential land use categories.

## 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 eight (8) residential and ten (10) non-residential categories of uses identified in this Neighborhood. 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.

**Figure 3a**

**Deadwood Avenue 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
<b>Residential Uses</b>						
Planned Residential Development 1 du/3ac	104.70	13,173	37	0	0	0
Low Density Residential	45.70	7,006	227	0	0	0
Low Density Residential w/ PRD	193.07	9,440	345	0	0	0
Low Density Residential II	23.88	0	85	0	0	1
Mobile Home Residential	48.26	0	38	0	0	141
Mobile Home Park w/ PRD	113.21	17,461	8	0	0	109
Medium Density Residential	16.92	0	0	0	0	79
Medium Density Residential w/ PRD	93.83	21,689	63	436	90	0
<b>Commercial Uses</b>						
Business Park	245.67	766,246	0	0	0	0
Neighborhood Commercial	0.29	2,010	0	0	0	0
Neighborhood Commercial w/ PCD	0.00	0	0	0	0	0
Office Commercial	0.99	8,060	0	0	0	0
Office Commercial w/ PCD	19.67	18,748	20	0	0	0
General Commercial	92.36	531,593	1	0	0	0
General Commercial w/ PCD	256.04	563,161	2	0	0	0
<b>Industrial Uses</b>						
Mining and Extraction	179.44	78,076	0	0	0	0
Light Industrial	320.46	1,161,201	3	0	0	0
Light Industrial w/ PID	131.32	101,380	4	0	0	0
Heavy Industrial	75.36	33,406	0	0	0	0
<b>Other Uses</b>						
Public	67.47	0	0	0	0	0

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 Deadwood Avenue Neighborhood Area Future Land Use Map.

**Figure 3b**

**Deadwood Avenue Neighborhood Area  
Existing Land Use Compilation for UNPLATTED Property**

Area Wide Proposed Land Use	Existing OCCUPIED Unplatted Land					
	Existing Occupied Platted Parcels	Gross Sq Ft Floor Area	SF Dwell Units	MF Dwell Units	Group Homes	Mobile Homes
<b>Residential Uses</b>						
Planned Residential Development 1 du/3ac	91.37		7	0	0	0
Low Density Residential	0.23	0	0	0	0	0
Low Density Residential w/ PRD	0	0	0	0	0	0
Low Density Residential II	5.95	4,836	0	0	0	0
Mobile Home Residential	0	0	0	0	0	0
Mobile Home Park w/ PRD	0	0	0	0	0	0
Medium Density Residential	0	0	0	0	0	0
Medium Density Residential w/ PRD	28.66	0	2	0	0	0
<b>Commercial Uses</b>						
Business Park	67.58	210,944	0	0	0	0
Neighborhood Commercial	0	0	0	0	0	0
Neighborhood Commercial w/ PCD	0	0	0	0	0	0
Office Commercial	0	0	0	0	0	0
Office Commercial w/ PCD	0	0	0	0	0	0
General Commercial	0	0	0	0	0	0
General Commercial w/ PCD	104.43	50,161	0	0	0	0
<b>Industrial Uses</b>						
Mining and Extraction	0	0	0	0	0	0
Light Industrial	401.02	58,139	0	0	0	0
Light Industrial w/ PID	51.49	22,588	0	0	0	0
Heavy Industrial	0	0	0	0	0	0
	0	0	0	0	0	0
<b>Other Uses</b>						
Public	28.16	0	0	0	0	0

**Figure 4. Land use map**

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## Growth Profile

The Future Land Use Study Committee has identified eighteen categories within this Plan for planning purposes, which include low density residential, low density residential II, mobile home residential, medium density residential, planned residential developments, neighborhood commercial, general commercial, office commercial, business park, light industrial, heavy industrial, mining and extraction, and public. These categories provide the basis of the residential, commercial, and public uses described above. *It is essential to note that the commercial and industrial categories identified in Figures 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).

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, duplexes 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.

Planned developments provide flexibility in land development to encourage imaginative urban design. Planned developments allow a mix of land uses that are compatible and well integrated. 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.

There is one planned residential development designation within the Deadwood Avenue Neighborhood Area. The planned development was identified to specifically address issues relative to the property. This planned residential development incorporates anticipated densities of 1 dwelling unit per 3 acres. The density designation addresses the physical constraints of the property including steep slopes, unusual topography, access issues, water pressure concerns, land use mix and adjacent land use compatibility, and encourages unique development potential.

There are four planned commercial development designations within the Deadwood Avenue Neighborhood Area. These designations also provide flexibility in addressing slope stability, site entrances, traffic safety concerns, access issues, adjacent land use compatibility, and commercial development diversity.

Infrastructure. The *Rapid City Area Major Street Plan* identifies several north/south and east/west arterial and collector streets. When unplatted properties are developed, these roadways will enhance the existing road network and provide road connections, and will adequately move traffic to the major roadways. It is anticipated that utility infrastructure, including water and sanitary sewer lines, will be extended along these roadways to provide services for existing and proposed subdivisions.

School Sites. There currently are no existing school sites that lie within the Deadwood Avenue Neighborhood Area. Based on the June 2008 Comprehensive Facility Master Plan for the Rapid City Area Schools, the surrounding neighborhood areas provide adequate school facilities.

Parks. The Deadwood Avenue Neighborhood Area includes two recreational facilities. The first facility is the newly constructed dirt bike park located northwest of West Omaha Street and Mountain View Drive. The second facility identified for construction in 2009 is the Vickie Powers Park located just northwest of Mall Drive and Haines Avenue. The City of Rapid City's 2007 Parks and Recreation Plan provides an inventory of existing park and recreation facilities and identifies the minimum park standards for new development. The Park and Recreation Plan indicated that the Deadwood Avenue Neighborhood Area currently meets the parkland/open space requirements. However, because this area is one of the fastest growing areas in the community, additional neighborhood parks will become necessary if residential development continues.

Public Facilities. Currently, the Black Hills Ben French Power Plant is located within the Deadwood Avenue Neighborhood Area as well as a substation. There are no other public facilities in the Neighborhood.

Truck and Rail Traffic. Truck traffic is expected to remain on South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Interstate 90. The Committee recognizes the truck traffic generated along these corridors with the existing and ongoing mining and natural resource extraction activities. Because these are major transportation corridors and gateways into Rapid City, the Committee has designated an additional 500 foot landscaping buffer, as well as the Entryway Overlay designation along those corridors.

The Dakota, Minnesota and Eastern railroad also runs through the Deadwood Avenue Neighborhood Area within close proximity to South Dakota Highway 231 and Deadwood Avenue in the northwestern portion of the study area. Access to rail line and truck routes was a significant factor in identifying parcels with existing and potentially new industrial uses.

Safety. Pedestrian, bicyclist, and children's safety are a key concern of the Future Land Use Study Committee. The Committee's desire with the development of this Plan is to locate high traffic generating businesses out of the residential areas and along collector streets and arterial streets. Keeping the truck traffic off local roads also addresses

many neighborhood safety concerns. Additional regulations have been adopted to require sidewalks along industrial areas to limit pedestrian/truck conflicts.

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 additional collector and arterial streets to handle the traffic flows and proposing those land uses that generate more traffic along those collector and arterial routes as described earlier.

**Figure 5**

***Deadwood Avenue Neighborhood Area  
Land Use Density Comparisons***

	<b>Option A Existing Density</b>	<b>Option B Maximum Density</b>	<b>Option C Anticipated Density</b>
<b><u>Residential Uses</u></b>			
Planned Residential Development 1 du/3ac	0.00	0.33 du/ac	0.33 du/ac
Low Density Residential	0.35	6.7 du/ac	2.4 du/ac
Low Density Residential II	1.16	6.7 du/ac	2.4 du/ac
Low Density Residential w/ PRD	0.84	6.7 du/ac	2.4 du/ac
Mobile Home Residential	2.67	6.7 du/ac	2.4 du/ac
Mobile Home Park w/ PRD	0.50	14.5 du/ac	6.5 du/ac
Medium Density Residential	0.00	25 du/ac	15 du/ac
Medium Density Residential w/ PRD	1.39	25 du/ac	15 du/ac
<b><u>Commercial Uses</u></b>			
Business Park	1,792.29	7,000 sf/ac	6,300 sf/ac
Neighborhood Commercial	2,610.39	5,445 sf/ac	4,000 sf/ac
Neighborhood Commercial w/PCD	0.00	5,445 sf/ac	4,000 sf/ac
Office Commercial	6,500.00	6,353 sf/ac	3,700 sf/ac
Office Commercial w/PCD	181.14	6,353 sf/ac	3,700 sf/ac
General Commercial	3,323.91	13,613 sf/ac	7,500 sf/ac
General Commercial w/PCD	922.47	13,613 sf/ac	7,500 sf/ac
<b><u>Industrial Uses</u></b>			
Mining and Extraction	130.78	34,848 sf/ac	1,200 sf/ac
Light Industrial	1,336.39	32,670 sf/ac	5,600 sf/ac
Light Industrial w/ PID	371.83	32,670 sf/ac	5,600 sf/ac
Heavy Industrial	393.43	34,848 sf/ac	3,900 sf/ac
<b><u>Other Uses</u></b>			
Public	0.00	21,780 sf/ac	9,000 sf/ac

Source: Rapid City Growth Management Department

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## **Density**

To arrive at the anticipated development density of the Deadwood Avenue Neighborhood Area, the Committee compared the existing 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 comparison. Figure 5 above 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 Deadwood Avenue 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 area's commercial and industrial growth needs.

## **Year 2035 Residential Growth Projections**

The year 2035 projections indicate how much of the total build out will be achieved in twenty-seven years. The projections provide the basis for planning many public services, including sewer and water, storm drainage, and road networks. The Future Land Use 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 over all of 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 Future Land Use Study Area. This calculation provides the total number of dwelling units in the Year 2035, or 4,079 total dwelling units in the Deadwood Avenue Neighborhood 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, 15.04 percent of residential building permits for the entire Future Land Use Neighborhood Area occurred in the Deadwood Avenue Neighborhood Area. As shown in Figure 1 above, the Deadwood Avenue Neighborhood Area had 1,858 dwelling units in 2007, with 72.2 percent single family units and 27.8 percent multi-family units.

In the Year 2035, the Committee anticipates an increase of 2,221 new dwelling units in the Deadwood Avenue Neighborhood Area, 1,166 which will be new single family units and 1,055 will be multi-family dwelling units. The total dwelling units anticipated in the Deadwood Avenue Neighborhood Area is expected to reach 4,079 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**

***Future Land Use Neighborhood Area  
Year 2035 Dwelling Unit Projections***

<u>Dwelling Unit Type</u>	<u>2008-2035 Increase</u>	<u>Total Year 2035*</u>
Single Family	1,166	2,508
Multi-Family	1,055	1,571
<b>Total</b>	<b>2,221</b>	<b>4,079</b>
Percent of Total in Future Land Use Neighborhood Area	13%	6.4%

\*2035 dwelling unit values obtained from *Rapid City Area Future Land Use 2008 Plan Overview*.

The Committee anticipates new single family and multi-family residential development continuing west of Haines Avenue. In addition, areas of commercial and industrial uses have been identified along South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and the Dakota, Minnesota & Eastern Railroad because of their proximity to existing utilities and transportation infrastructure. Professional offices and business park areas are also identified to accommodate potential development needs as a result of the underground research facility located in Lead, South Dakota.

Some multi-family developments are identified near non-residential areas to provide a buffer between the non-residential developments adjacent to collector and arterial streets and the single family residential developments.

**Year 2035 Non-Residential Growth Projections**

The Deadwood Avenue Neighborhood Area non-residential gross square foot floor area is anticipated to increase within the next twenty-seven years. Figure 7 below identifies the projected gross square foot floor area by the four land use categories.

**Figure 7**

***Deadwood Avenue 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	688,394	7.14%
Office/Service Use	1,237,295	13.12%
Industrial	903,150	27.72%
Public	9,280	0.94%

\*All values presented were taken from the *Rapid City Area Future Land Use 2008 Plan Overview*.

The rate of growth for commercial and industrial land use is based upon the 2008 Plan Overview square foot percentage increases as compared to the total gross square foot floor area for the entire Future Land Use Neighborhood Area. Growth projections for neighborhood area commercial and industrial uses are then extrapolated based upon twenty-seven year projections for the entire Future Land Use Study Area.

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

**Figure 8**

**Deadwood Avenue Neighborhood Area  
Vacant 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
<b>Residential Uses</b>						
Planned Residential Development 1 du/3ac	19.89	0.33	6	1,803.76	0.33	595
Low Density Residential	22.72	2.4	54	434.46	2.4	1,042
Low Density Residential II	26.67	2.4	64	31.61	2.4	75
Low Density Residential w/ PRD	12.74	2.4	30	52.16	2.4	125
Mobile Home Residential	3.11	2.4	7	0	2.4	0
Mobile Home Park w/ PRD	10.70	6.5	69	70.44	6.5	457
Medium Density Residential	12.86	15	192	56.18	15	842
Medium Density Residential w/ PRD	44.73	15	670	131.57	15	1,973
<b>Commercial Uses</b>						
Business Park	9.95	6,300	62,685	195.00	6,300	1,228,500
Neighborhood Commercial	0.00	4,000	0	0	4,000	0
Neighborhood Commercial w/PCD	0.00	4,000	0	12.71	4,000	50,840
Office Commercial	0.00	3,700	0	0	3,700	0
Office Commercial w/PCD	2.23	3,700	8,251	73.92	3,700	273,504
General Commercial	13.32	7,500	99,900	0	7,500	0
General Commercial w/PCD	6.51	7,500	48,825	174.50	7,500	1,308,750
<b>Industrial Uses</b>						
Mining and Extraction	153.10	1,200	183,720	366.08	1,200	439,296
Light Industrial	47.70	5,600	267,120	142.64	5,600	798,784
Light Industrial w/ PID	1.41	5,600	7,896	131.17	5,600	734,552
Heavy Industrial	0.00	3,900	0	0	3,900	0
<b>Other Uses</b>						
Public	10.46	9,000	94,140	0	9,000	0

## **Residential Build-Out**

Build out is when all developable land parcels have reached anticipated density. The Deadwood Avenue 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 Deadwood Avenue Neighborhood Area.

Between 2000 and 2007, the Deadwood Avenue Neighborhood Area grew by 882 dwelling units. Residential growth in this area is expected to continue because the area is readily accessible to several major transportation corridors.

**Figure 9**

***Deadwood Avenue Neighborhood Area  
Build Out Projected Dwelling Units at Anticipated Densities***

Proposed Land Use	Gross Neighborhood Acres	Anticipated Density per Acre	Total Dwelling Units	
<b><u>Residential Uses</u></b>				
Planned Residential Development 1 du/3ac	1,951.5	0.33	643	DU
Low Density Residential	669.74	2.4	1,607	DU
Low Density Residential w/ PRD	299.14	2.4	717	DU
Mobile Home Residential	67.47	2.4	161	DU
<b>Total Single Family Units</b>			<b>3,128</b>	<b>DU</b>
Low Density Residential II	101.89	2.4	244	DU
Mobile Home Park w/ PRD	218.57	6.5	1,420	DU
Medium Density Residential	113.57	15	1,703	DU
Medium Density Residential w/PRD	314.60	15	4,719	DU
<b>Total Residential Dwelling Units</b>			<b>11,214</b>	<b>DU</b>

Source: Rapid City Growth Management Department

## **Non-Residential Build Out**

The Deadwood Avenue Neighborhood Area gross square foot floor area build out expectations at anticipated densities are identified in Figure 10. The size of the parcels varies significantly and the intended future use impacts the total amount of acreage available for development.

**Figure 10**

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

Proposed Land Use	Gross Neighborhood Acres	Anticipated Density per Acres	Gross Sq. Foot Floor Area
<b><u>Commercial Uses</u></b>			
Business Park	545.22	6,300 sf/ac	3,434,886 sf/ac
Neighborhood Commercial	0.77	4,000 sf/ac	4,193 sf/ac
Neighborhood Commercial w/ PCD	13.63	4,000 sf/ac	74,215 sf/ac
Office Commercial	1.24	3,700 sf/ac	3,720 sf/ac
Office Commercial w/ PCD	103.50	3,700 sf/ac	310,500 sf/ac
General Commercial	159.93	7,500 sf/ac	1,567,314 sf/ac
General Commercial w/ PCD	664.86	7,500 sf/ac	6,515,628 sf/ac
<b>Total Gross Square Foot Floor Area</b>			<b>8,397,162</b>
<b><u>Industrial Uses</u></b>			
Mining and Extraction	803.11	1,200 sf/ac	963,732 sf/ac
Light Industrial	951.95	5,600 sf/ac	5,330,920 sf/ac
Light Industrial w/ PID	333.40	5,600 sf/ac	1,867,040 sf/ac
Heavy Industrial	84.91	3,900 sf/ac	331,149 sf/ac
<b>Total Gross Square Foot Floor Area</b>			<b>8,492,841</b>
<b><u>Other Uses</u></b>			
Public	109.83	9,000 sf/ac	988,470 sf/ac
<b>Total Gross Square Foot Floor Area</b>			<b>988,470</b>

Source: Rapid City Growth Management Department

## Entryway Overlay

### Purpose of the Entryway Overlay

Interstate 90 brings the majority of visitors into the community. South Dakota Highway 231 (Sturgis Road) is a major state highway into Rapid City from the north/northwest. South Dakota Highway 44 is another major state highway that links the Rapid City Regional Airport to Rapid City and on to the Black Hills. Both Deadwood Avenue and Haines Avenue carry travelers from the north. All of these routes are entryways for entering the community from the north and west as well as a Gateway for visitors traveling from Mount Rushmore and the Black Hills National Forest into the community. The purpose of this element of the Neighborhood Plan is to ensure that a high level of visual quality is maintained along all of the entryways as the adjacent land develops.



## **Overlay Area**

This Overlay Area applies to all property located within 500 feet of Interstate 90 right-of-way (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway, H lots or any state or federally-owned rights-of-way) South Dakota Highway 231 (Sturgis Road) right-of-way (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway or H lots), South Dakota Highway 44 right-of-way (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway or H lots) beginning at the Pennington County line extending south through the Neighborhood. This Overlay Area also applies to all property located within 500 feet of Deadwood Avenue right-of-way and Haines Avenue right-of-way beginning at the Pennington County line extending south through the Neighborhood.

## **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 on both sides of Interstate 90, east of South Dakota Highway 231 (Sturgis Road), both sides of the Deadwood Avenue rights-of-way, both sides of the Haines Avenue rights-of-way, and north of South Dakota Highway 44 right-of-way. No parking or loading areas or structures shall be allowed in these

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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 Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue roadways.
- d) All structures shall have single story construction to maximize and protect the view sheds from Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue roadways.
- e) Buildings shall be clustered when possible to provide strong spatial relationships between buildings and maintain view windows along Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue roadways.
- 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 Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue roadways 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 Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue 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 Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue roadways.
- p) Berming and shrub plantings shall be used to screen the parking lot ground plane from view from Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue 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 Interstate 90, South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue roadways and residential areas that are adjacent to Interstate 90,

South Dakota Highway 44, South Dakota Highway 231 (Sturgis Road), Deadwood Avenue and Haines Avenue 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 Deadwood Avenue Neighborhood Area.

## Summary

The Deadwood Avenue Neighborhood Area Future Land Use Plan anticipates that the residential growth patterns will continue, primarily as both single family and multi-family dwelling units. Additionally, the Plan identifies extension of the infrastructure to support the anticipated growth patterns. There is a need for additional parks and recreational opportunities in the Neighborhood Area as additional residential development occurs. The Plan also identifies areas for professional offices and business parks with commercial and industrial areas along the Dakota, Minnesota & Eastern Railroad facilities.

Rapid City Area Future Land Use Plan  
Neighborhood Study Areas

[\(click here to access boundary map\)](#)