

Sheridan Lake Road 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

Sheridan Lake Road 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 Sheridan Lake Road 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 Sheridan Lake Road Neighborhood Area encompasses approximately 20,319 acres and is located in the southwestern portion of the community. The following points summarize the intent of the Sheridan Lake Road 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;
- South Dakota Highway 44, Sheridan Lake Road and United States Highway 16 are entryway corridors into Rapid City. General commercial uses have been identified along these corridors to accommodate and encourage business development; and
- Special study areas are identified to provide direction on necessary transportation corridors to minimize impacts on existing development.

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SHERIDAN LAKE ROAD FUTURE LAND USE PLAN

Introduction

The Sheridan Lake Road Neighborhood Area encompasses approximately 20,813 acres and is located in the southwestern portion of the community. The northern limit of the neighborhood area is the Jackson Boulevard. The western boundary is the section line east of Hisega Road extending south to Burgess Road. The southern limit of the study area is Spring Creek. The eastern boundary is generally Skyline Drive.

The *Rapid City Area Future Land Use 2008 Plan Overview* provides the background information used in preparing the calculations for the Sheridan Lake Road 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 Sheridan Lake Road Neighborhood Area includes a range of topography extending from approximately 3,250 feet above mean sea level in the northeast corner of the neighborhood area to approximately 4,860 feet at the west of Countryside Subdivision. Rapid Creek passes through the northern portion of the neighborhood and Spring Creek defines the southern boundary, 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 Rapid Creek and Spring Creek. Flood Zone AE (detailed study with Base Flood Elevation) and Floodway have been defined for Rapid Creek, Rapid Creek tributaries and Spring Creek.

Residential Characteristics

Between 2000 and 2007, the number of dwelling units in the Sheridan Lake Road Neighborhood Area increased by 10.01 percent. This 10.01 percent increase amounts to a 1.52 percent average annual increase in total dwelling units in the Sheridan Lake Road Neighborhood Area, an increase of approximately 84 dwelling units per year.

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

Figure 1

**Sheridan Lake Road 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	4,761	535	5,296
Multi-Family	<u>757</u>	<u>52</u>	<u>809</u>
Total	5,518	587	6,105
Percent of Total in Future Land Use Neighborhood Area	13.66%	10.01%	13.20%

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 185 group home units in the Sheridan Lake Road Neighborhood Area.

Non-Residential Characteristics

In 2000, the Sheridan Lake Road Neighborhood Area included 120,680 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 Sheridan Lake Road Neighborhood Area increased by 7,465 square feet.

Figure 2

**Sheridan Lake Road 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	120,680	1.79%	128,145	1.53%	6.19%
Office/Service Land Uses	134,751	2.53%	168,364	2.56%	24.94%
Industrial Land Uses	134,042	1.92%	171,126	1.96%	27.67%
Public Land Uses	277,945	4.37%	375,671	5.00%	35.16%

Source: Rapid City Growth Management Department

The office/service land uses in the Sheridan Lake Road Neighborhood Area included veterinary clinics, banks, repair shops, car washes and office buildings, and had 134,751 gross square foot floor area in 2000, as outlined in the 2008 Plan Overview.

The office/service land uses in the Area increased by 33,613 square feet through 2007 and amounted to 2.7 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 Sheridan Lake Road 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

**Sheridan Lake Road Neighborhood Area
Existing Land Use Compilation for PLATTED Property**

Area Wide	Existing OCCUPIED Platted Land					
Proposed Land Use	Existing Occupied Platted Land	Gross Sq Ft Floor Area	SF Dwell Units	MF Dwell Units	Group Homes	Mobile Homes
Residential Uses						
Rural Reserve	261.82	0	10	0	0	0
Park Forest	157.09	60,913	3	0	0	0
Planned Residential Development 1 du / 10ac	650.91	10,590	107	0	0	2
Planned Residential Development 1 du / 3ac	87.29	0	27	0	0	0
Planned Residential Development 1 du / ac	0.00	0	0	0	0	0
Planned Residential Development 1.5 du / ac	1,322.81	13,616	989	2	0	0
Planned Residential Development 2 du / ac	56.15	0	8	0	0	0
Low Density Residential	1,937.44	79,927	3,068	31	72	4
Low Density Residential II	0.00	0	0	0	0	0
Medium Density Residential	69.25	16,624	180	412	113	0
Medium Density Residential w/ PRD	48.16	448	146	14	0	0
Commercial Uses						
Neighborhood Commercial	1.53	0	1	0	0	0
Neighborhood Commercial w/ PCD	0.00	0	0	0	0	0
Office Commercial	2.16	7,338	0	0	0	0
Office Commercial w/ PCD	0.00	0	0	0	0	0
General Commercial	53.42	257,823	33	115	0	0
General Commercial w/ PCD	21.27	47,221	1	0	0	0
Other Uses						
Flood Hazard	8.89	0	8	0	0	0
Public	416.99	241,935	5	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 Sheridan Lake Road Neighborhood Area Future Land Use Map.

Figure 3b

**Sheridan Lake Road Neighborhood Area
Existing Land Use Compilation for UNPLATTED Property**

Area Wide Proposed Land Use	Existing OCCUPIED Unplatted Land					
	Existing Occupied Unplatted Land	Gross Sq Ft Floor Area	SF Dwell Units	MF Dwell Units	Group Homes	Mobile Homes
Residential Uses						
Rural Reserve	175.98	0	5	0	0	0
Park Forest	46.99	4,372	0	0	0	0
Planned Residential Development 1 du / 10ac	272.08	0	13	0	0	0
Planned Residential Development 1 du / 3ac	122.33	694	3	0	0	0
Planned Residential Development 1 du / ac	0.00	0	0	0	0	0
Planned Residential Development 1.5 du / ac	331.83	4,650	4	0	0	0
Planned Residential Development 2 du / ac	680.74	0	5	0	0	0
Low Density Residential	13.74	0	3	0	0	0
Low Density Residential II	26.38	0	2	0	0	0
Medium Density Residential	0.00	0	0	0	0	0
Medium Density Residential w/ PRD	6.26	0	0	0	0	0
Commercial Uses						
Neighborhood Commercial	0.00	0	0	0	0	0
Neighborhood Commercial w/ PCD	0.00	0	0	0	0	0
Office Commercial	0.00	0	0	0	0	0
Office Commercial w/ PCD	0.00	0	0	0	0	0
General Commercial	0.00	0	0	0	0	0
General Commercial w/ PCD	14.35	106,594	0	0	0	0
Other Uses						
Flood Hazard	0.00	0	0	0	0	0
Public	8,004.59	0	1	0	0	0

Source: Rapid City Growth Management Department

Figure 4. Land use map

(click here)

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 Sheridan Lake Road 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 Sheridan Lake Road 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 Sheridan Lake Road 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 Sheridan Lake Road 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 Sheridan Lake Road 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, other than parks and schools, there are no other public facilities in the Neighborhood.

Truck and Rail Traffic. Truck traffic is expected to remain on South Dakota Highway 44, Sheridan Lake Road and United States Highway 16. The Committee recognizes the truck traffic generated along these corridors into Rapid City as they are major routes through the Black Hills. 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.

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

**Sheridan Lake Road Neighborhood Area
Land Use Density Comparisons**

	Option A Existing Density	Option B Maximum Density	Option C Anticipated Density
Residential Uses			
Rural Reserve	0.02	0.025 du/ac	0.025 du/ac
Park Forest	0.01	0.33 du/ac	.33 du/ac
Planned Residential Development 1 du / 10ac	0.06	0.1 du/ac	.1 du/ac
Planned Residential Development 1 du / 3ac	0.07	0.33 du/ac	.33 du/ac
Planned Residential Development 1 du / ac	0.00	1.5 du/ac	1.5 du/ac
Planned Residential Development 1.5 du / ac	0.28	1 du/ac	1 du/ac
Planned Residential Development 2 du / ac	0.01	2 du/ac	.33 du/ac
Low Density Residential	1.13	6.7 du/ac	2.4 du/ac
Low Density Residential II	0.05	6.7 du/ac	2.4 du/ac
Medium Density Residential	5.80	25 du/ac	15 du/ac
Medium Density Residential w/ PRD	2.62	25 du/ac	15du/ac
Commercial Uses			
Neighborhood Commercial	0.00	5,445 SF/ac	4,000 SF/ac
Neighborhood Commercial w/ PCD	0.00	5,445 SF/ac	4,000 SF/ac
Office Commercial	2,717.78	6,353 SF/ac	3,700 SF/ac
Office Commercial w/ PCD	0.00	6,353 SF/ac	3,700 SF/ac
General Commercial	2,973.74	13,613 SF/ac	7,500 SF/ac
General Commercial w/ PCD	2,810.43	13,613 SF/ac	7,500 SF/ac
Other Uses			
Flood Hazard	0.00	0 SF/ac	0 SF/ac
Public	0.00	21,780 SF/ac	9,000 SF/ac

Source: Rapid City Growth Management Department

Density

To arrive at the anticipated development density of the Sheridan Lake Road 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 Sheridan Lake Road 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 6959 total dwelling units in the Sheridan Lake Road 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, 10.01 percent of residential building permits for the entire Future Land Use Neighborhood Area occurred in the Sheridan Lake Road Neighborhood Area. As shown in Figure 1 above, the Sheridan Lake Road Neighborhood Area had 6,105 dwelling units in 2007, with 86.7 percent single family units and 13.3 percent multi-family units.

In the Year 2035, the Committee anticipates an increase of 854 new dwelling units in the Sheridan Lake Road Neighborhood Area, 778 which will be new single family units and 76 will be multi-family dwelling units. The total dwelling units anticipated in the Sheridan Lake Road Neighborhood Area is expected to reach 46,959 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	778	6,074
Multi-Family	76	885
Total	854	6.959
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 Sheridan Lake Road. In addition, areas of commercial uses have been identified along Sheridan Lake Road because of the proximity to existing utilities and transportation infrastructure. Professional offices and business park areas are also identified to accommodate potential development needs.

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 Sheridan Lake Road 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

***Sheridan Lake Road 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	230,488	1.28%
Office/Service Use	360,799	2.25%
Industrial	204,342	1.70%
Public	417,487	4.91%

**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 Sheridan Lake Road Neighborhood Area Land Use Compilation totals. This land use compilation provides a summary of all anticipated land uses as identified on the Sheridan Lake Road Neighborhood Area Future Land Use Map.

Figure 8

**Sheridan Lake Road 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
Residential Uses						
Rural Reserve	137.4	0.025	3	252.59	0.025	6
Park Forest	28.08	0.33	9	0.24	0.33	0
Planned Residential Development 1 du / 10ac	440.2	0.1	44	610.37	0.1	61
Planned Residential Development 1 du / 3ac	155.8	0.33	51	150.09	0.33	49
Planned Residential Development 1 du / ac	2.48	1	2	0.00	1	0
Planned Residential Development 1.5 du / ac	264.29	1.5	396	1,529.44	1.5	2,294
Planned Residential Development 2 du / ac	27.29	2	54	691.96	2	1,383
Low Density Residential	173.43	2.4	416	281.83	2.4	676
Low Density Residential II	8.54	2.4	20	0.00	2.4	0
Medium Density Residential	7.25	15	108	0.00	15	0
Medium Density Residential w/ PRD	0.25	15	3	0.00	15	0
Commercial Uses						
Neighborhood Commercial	0.00	4,000	0	0.00	4,000	0
Neighborhood Commercial w/ PCD	0.36	4,000	1,440	0.00	4,000	0
Office Commercial	0.00	3,700	0	0.00	3,700	0
Office Commercial w/ PCD	0.00	3,700	0	34.58	3,700	127,946
General Commercial	21.95	7,500	164,625	0.00	7,500	0
General Commercial w/ PCD	11.50	7,500	86,250	0.00	7,500	0
Other Uses						
Flood Hazard	45.63	0	0	0.00	0	0
Public	92.64	9,000	833,760	15.88	9,000	142,920

Source: Rapid City Growth Management Department

Residential Build-Out

Build out is when all developable land parcels have reached anticipated density. The Sheridan Lake Road 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 Sheridan Lake Road Neighborhood Area.

Between 2000 and 2007, the Sheridan Lake Road 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

**Sheridan Lake Road 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			
Rural Reserve	837.96	0.025	20 DU
Park Forest	247.43	0.33	81 DU
Planned Residential Development 1 du / 10ac	2,113.73	0.1	211 DU
Planned Residential Development 1 du / 3ac	519.78	0.33	171 DU
Planned Residential Development 1 du / ac	2.48	1	2 DU
Planned Residential Development 1.5 du / ac	3,571.42	1.5	5,357 DU
Planned Residential Development 2 du / ac	1,466.38	2	2,932 DU
Low Density Residential	2,727.76	2.4	6,546 DU
Low Density Residential II	38.16	2.4	91 DU
Total Single Family Units			15,411 DU
Medium Density Residential			
Medium Density Residential w/PRD	102.15	15	1,532 DU
	60.99	15	914 DU
Total Multi-Family Units			2,446 DU
Total Residential Dwelling Units			17,857 DU

Source: Rapid City Growth Management Department

Non-Residential Build Out

The Sheridan Lake Road 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

**Sheridan Lake Road Neighborhood Area
Non-Residential Gross Square Foot Floor Area
Build Out Projections at Anticipated Densities**

Proposed Land Use	Gross Neighborhood Acres	Anticipated Density per Acre		Gross Square Foot Floor Area	
Commercial Uses					
Neighborhood Commercial	2.08	4,000	sf/ac	8,320	sf/ac
Neighborhood Commercial w/PCD	0.85	4,000	sf/ac	3,400	sf/ac
Office Commercial	2.70	3,700	sf/ac	9,990	sf/ac
Office Commercial w/ PCD	43.49	3,700	sf/ac	160,913	sf/ac
General Commercial	86.70	7,500	sf/ac	650,250	sf/ac
General Commercial w/ PCD	54.73	7,500	sf/ac	410,475	sf/ac
Total Gross Square Foot Floor Area				1,231,628	
Other Uses					
Flood Hazard	60.04	0		0	
Public	8,380.26	9,000	sf/ac	976,680	sf/ac
Total Gross Square Foot Floor Area				976,680	

Source: Rapid City Growth Management Department

Entryway Overlay

Purpose of the Entryway Overlay

South Dakota Highway 44 and Sheridan Lake Road are major state highways that link the Rapid City Regional Airport to Rapid City and on to the Black Hills. Both Sheridan Lake Road and South Dakota 44 carry travelers from the west and south. Both are entryways for entering the community from the south 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 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) and Sheridan lake Road 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 the south side of South Dakota Highway 44 right-of-way and both sides of Sheridan Lake 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 South Dakota Highway 44 and Sheridan Lake Road.
 - d) All structures shall have single story construction to maximize and protect the view sheds from South Dakota Highway 44 and Sheridan Lake Road.
 - e) Buildings shall be clustered when possible to provide strong spatial relationships between buildings and maintain view windows along South Dakota Highway 44 and Sheridan Lake 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 South Dakota Highway 44 and Sheridan Lake 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 South Dakota Highway 44 and Sheridan Lake Road. 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 South Dakota Highway 44 and Sheridan Lake Road.
- p) Berming and shrub plantings shall be used to screen the parking lot ground plane from view from South Dakota Highway 44 and Sheridan Lake Road.
- 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 South Dakota Highway 44 and Sheridan Lake Road and residential areas that are adjacent to South Dakota Highway 44 and Sheridan Lake Road.
 - 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 Sheridan Lake Road Neighborhood Area.

Summary

The Sheridan Lake Road 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.

Rapid City Area Future Land Use Plan
Neighborhood Study Area

(click here to access map)