

Spring Creek 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

Spring Creek 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 Spring Creek 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 Spring Creek Neighborhood Area encompasses approximately 29,995 acres and is located in the southwestern portion of the community. The following points summarize the intent of the Spring Creek Neighborhood Area Future Land Use Plan:

- Residential growth patterns will increase as single family dwelling units;
- Extension of infrastructure is identified to support the anticipated growth patterns; and
- South Dakota Highway 79 and United States Highway 16 are entryway corridors into Rapid City. Tourism and general commercial uses have been identified along these corridors to accommodate and encourage business development.

09CA001
Planning Commission Approved: _____
City Council Approved: _____

“This report was funded in part through grant[s] from the Federal Highway Administration and/or Federal Transit Administration, U.S. Department of Transportation. The views and opinions of the authors [or agency] expressed herein do not necessarily state or reflect those of the U. S. Department of Transportation.”

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SPRING CREEK FUTURE LAND USE PLAN

Introduction

The Spring Creek Neighborhood Area encompasses approximately 29,995 acres and is located in the southwestern portion of the community. The northern limit of the neighborhood area is Spring Creek. The western boundary is the section line west of Burgess Road extending south to Teepee Gulch Road. The southern limit of the study area is the section line north of Knotty Pine Lane extending from Teepee Gulch Road to South Dakota Highway 79. The eastern boundary is South Dakota Highway 79.

The *Rapid City Area Future Land Use 2008 Plan Overview* provides the background information used in preparing the calculations for the Spring Creek 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 Spring Creek 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 the highest point known as Boulder Hill, at approximately 5,320 feet near the western boundary of the neighborhood. Spring Creek passes through the northern portion of the neighborhood, 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 of Spring Creek.

Residential Characteristics

Between 2000 and 2007, the number of dwelling units in the Spring Creek Neighborhood Area increased by 1.76 percent. This 1.76 percent increase amounts to a 0.22 percent average annual increase in total dwelling units in the Spring Creek Neighborhood Area, an increase of approximately 12 dwelling units per year.

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

Figure 1

**Spring Creek 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	351	96	447
Multi-Family	<u>0</u>	<u>7</u>	<u>7</u>
Total	351	103	454
Percent of Total in Future Land Use Neighborhood Area	0.87%	1.76%	0.98%

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, Pine Haven Heritage House is the only group home in the Spring Creek Neighborhood Area.

Non-Residential Characteristics

In 2000, the Spring Creek Neighborhood Area included 99,641 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 Spring Creek Neighborhood Area increased by 66,394 square feet. Retail uses include restaurants, motels, retail stores and convenience stores.

Figure 2

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

	2000		2007		2000-2007
	Gross Sq. Ft. Floor Area	Percent of Total	Gross Sq. Ft. Floor Area	Percent of Total	Percentage Change
Retail Land Uses	99.641	1.48%	133.035	1.59%	33.51%
Office/Service Land Uses	14.475	0.27%	18.663	0.28%	28.93%
Industrial Land Uses	60.853	0.87%	72.476	0.83%	19.10%
Public Land Uses	92.095	1.45%	105.709	1.41%	14.78%

Source: Rapid City Growth Management Department

The office/service land uses in the Spring Creek Neighborhood Area included repair shops, car washes and office buildings, and had 14,475 gross square foot floor area in 2000, as outlined in the 2008 Plan Overview. The office/service land uses in the Area increased by 4,188 square feet through 2007, accounting for 0.34 percent of all office/service land use increases within the Future Land Use Neighborhood Area.

The industrial land uses in the Spring Creek Neighborhood Area included maintenance and storage facilities and had 60,853 gross square foot floor area in 2000, as outlined in the 2008 Plan Overview. The industrial land uses in the Area increased by 11,623 square feet through 2007, accounting for 0.66 percent of all industrial land use increases within the Future Land Use Neighborhood Area.

The public land uses in the Spring Creek Neighborhood Area included churches, clubhouses, water storage/pump house facilities, and fire department/emergency response facilities, and had 92,095 gross square foot floor area in 2000, as outlined in the 2008 Plan Overview. The public land uses in the Area increased by 13,614 square feet through 2007, accounting for 1.18 percent of all public land use increases within the Future Land Use Study Area.

Figure 2 provides a comparison of the non-residential land uses in 2000 and 2007, as well as the Spring Creek 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 ten (10) residential and four (4) 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

**Spring Creek 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
<u>Residential Uses</u>						
Rural Reserve	0					
Planned Residential Development 1 du / 10 ac	1853.6	3,881	193			
Planned Residential Development 1 du / 3 ac	410.15	5,856	117		25	
Planned Residential Development 1 du / 2 ac	72.13	144	75			
Planned Residential Development 1 du / ac	0					
Planned Residential Development 1.5 du / ac	0					
Planned Residential Development 2 du / ac	0					
Park Forest	14.39		4			
Low Density Residential	43.31		21			
Planned Unit Development	14.2		60			
<u>Commercial Uses</u>						
General Commercial w/PCD	0.00					
Tourism	190.58	88,526	4			
Planned Unit Development	406.32	157,088				
<u>Other Uses</u>						
Public	1.92	6,484				

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 Spring Creek Neighborhood Area Future Land Use Map.

Figure 3b

**Spring Creek Neighborhood Area
Existing Land Use Compilation for UNPLATTED Property**

Area Wide	Existing <i>OCCUPIED</i> Unplatted Land					
Proposed Land Use	Existing Occupied Unplatted Land	Gross Sq Ft Floor Area	SF Dwell Units	MF Dwell Units	Group Homes	Mobile Homes
<u>Residential Uses</u>						
Rural Reserve	383.78	17,267	5	24		
Planned Residential Development 1 du / 10 ac	454.93	15,764	15			
Planned Residential Development 1 du / 3 ac	28.52		4			
Planned Residential Development 1 du / 2 ac	0.72					
Planned Residential Development 1 du / ac	150.1		1			
Planned Residential Development 1.5 du / ac	0					
Planned Residential Development 2 du / ac	0					
Park Forest	0					
Low Density Residential	0					
Planned Unit Development	128.94		2			
<u>Commercial Uses</u>						
General Commercial w/PCD	0.00					
Tourism	28.67	24,932				
Planned Unit Development	0.00					
<u>Other Uses</u>						
Public	5,205.07					

Source: Rapid City Growth Management Department

Spring Creek Neighborhood Area Future Land Use Map

Legend

Future Land Use Designations

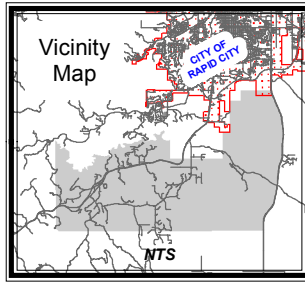
- RR
- LDR
- PRD 1 du/10ac
- PRD 1 du/3ac
- PRD 1 du/2ac
- PRD 1 du/ac
- PRD 1.5 du/ac
- PRD 2 du/ac
- Park Forest
- PUD
- GC w/PCD
- Tourism
- Public
- Public w/Drainage
- Q3 FEMA Floodplain
- Landscape
- Spring Creek

Major Street Plan

- Principal Arterial
- Proposed Principal
- Minor Arterial
- Proposed Minor
- Collector
- Proposed Collector
- Proposed Local Road

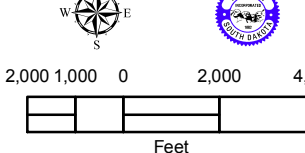
Utility Service Areas

- Tier 1
- Tier 2



Prepared by
Rapid City Area Metropolitan
Planning Organization
Draft

May 2009



City of Rapid City Certification

I do hereby certify that the Spring Creek
Neighborhood Area Future Land Use Plan,
an Amendment to the Comprehensive Plan,
was adopted by the Rapid City Council on
_____, 2009. I further
certify that original minutes of the Rapid City
Council meeting on _____
are on file in the Finance Office.

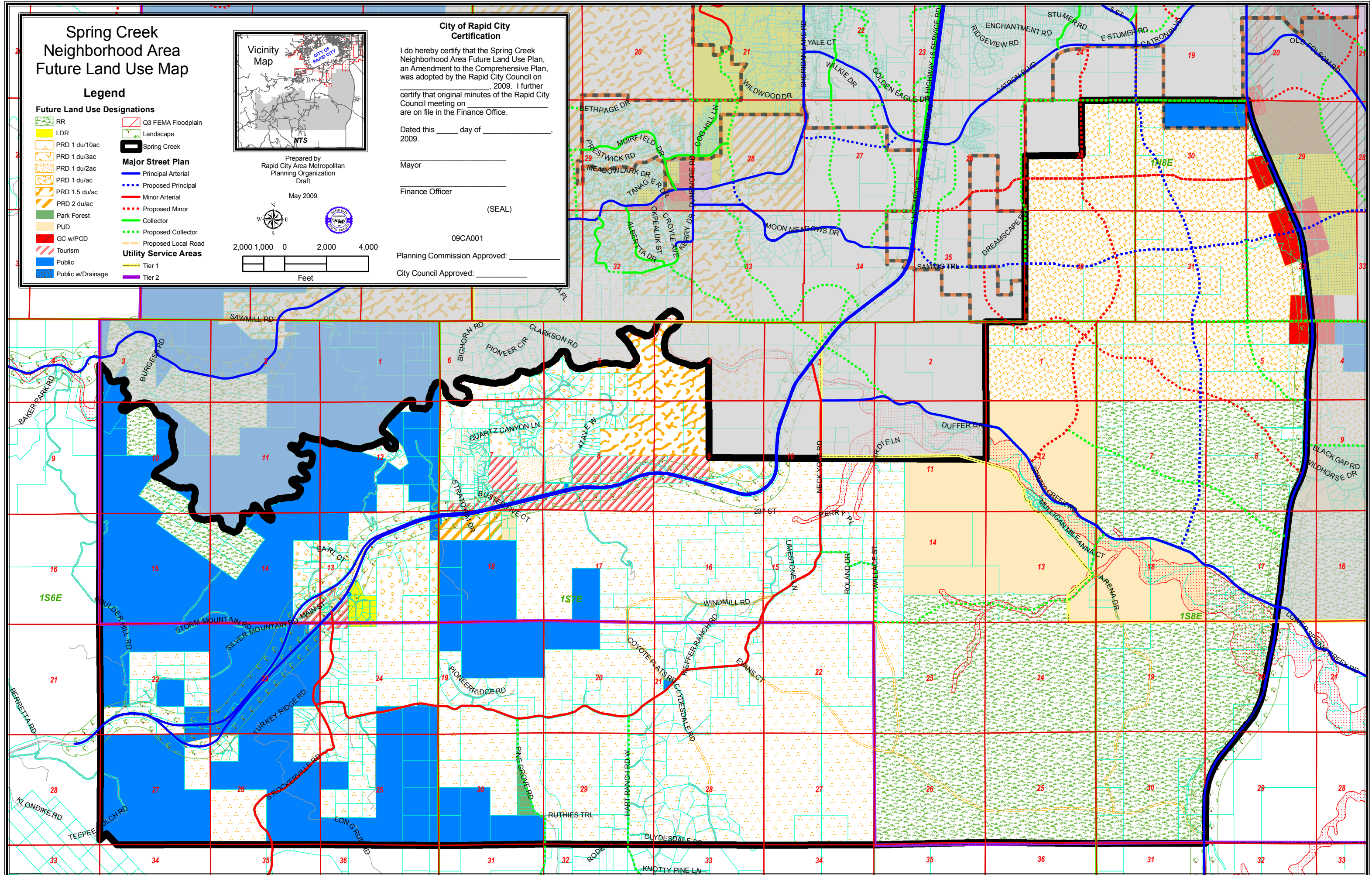
Dated this _____ day of _____,
2009.

Mayor _____

Finance Officer _____ (SEAL)

09CA001
Planning Commission Approved: _____

City Council Approved: _____



Growth Profile

The Future Land Use Study Committee has identified thirteen categories within this Plan for planning purposes, which include low density residential, planned residential developments, general commercial, tourism, 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 municipal 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.

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 are six planned residential development designations within the Spring Creek Neighborhood Area, each with a different density specification. Each planned development was identified to specifically address issues relative to the property. These planned residential developments are identified in Figure 3a and 3b as follows:

- 1) Planned Residential Development with an anticipated density of 1 dwelling unit per 10 acres;
- 2) Planned Residential Development with an anticipated density of 1 dwelling unit per 3 acres;
- 3) Planned Residential Development with an anticipated density of 1 dwelling unit per 2 acres;
- 4) Planned Residential Development with an anticipated density of 1 dwelling unit per acre;
- 5) Planned Residential Development with an anticipated density of 1.5 dwelling units per acre; and
- 6) Planned Residential Development with an anticipated density of 2 dwelling units per acre.

Each area's 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 three Planned Unit Developments within the Spring Creek Neighborhood Area: the Hart Ranch Planned Unit Development, the Rockerville Planned Unit Development, and a small planned unit development off of Silver Mountain Road.

There are three planned commercial development designations within the Spring Creek Neighborhood Area. These designations are located at major proposed intersections along South Dakota Highway 79 and provide flexibility in addressing slope stability, site entrances, traffic safety concerns, access issues, adjacent land use compatibility, and commercial development diversity.

There are two areas along US Highway 16 where tourism designations occur: US Highway 16 between Bear Country and the Strato Bowl, and Rockerville. This commercial district allows attractions that provide goods and services to the traveling public.

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, 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 Spring Creek 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 Spring Creek Neighborhood Area includes numerous open space areas for public recreation utilizing the US Forest Service property, including hiking, biking, snowmobiling, skiing and caving. Although adequate public areas are available, community and neighborhood parks will become necessary if residential development continues.

Public Facilities. The Rockerville Volunteer Fire Department has two facilities in the Neighborhood, located along US Highway 16 and Neck Yoke Road. Rockerville has a community center located just south of US Highway 16 at South Rockerville Road. There are no other public facilities in the Neighborhood.

Truck and Rail Traffic. Truck traffic is expected to remain on South Dakota Highway 79, Spring Creek 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 commercial and 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

**Spring Creek Neighborhood Area
Land Use Density Comparisons**

	Option A Existing Density	Option B Maximum Density	Option C Anticipated Density
<u>Residential Uses</u>			
Rural Reserve	0.03	0.025 du/ac	0.025 du/ac
Planned Residential Development 1 du / 10 ac	0.10	0.1 du/ac	0.1 du/ac
Planned Residential Development 1 du / 3 ac	0.31	0.33 du/ac	0.33 du/ac
Planned Residential Development 1 du / 2 ac	1.06	0.5 du/ac	0.5 du/ac
Planned Residential Development 1 du / ac	0.01	1 du/ac	1 du/ac
Planned Residential Development 1.5 du / ac	0.00	1.5 du/ac	1.5 du/ac
Planned Residential Development 2 du / ac	0.00	2 du/ac	2 du/ac
Park Forest	0.28	0.33 du/ac	0.33 du/ac
Low Density Residential	0.48	6.7 du/ac	2.4 du/ac
Planned Unit Development	0.43	6.7 du/ac	2.4 du/ac
<u>Commercial Uses</u>			
General Commercial w/PCD	0.00	13,613 SF/ac	7,500 SF/ac
Tourism	896.55	13,613 SF/ac	7,500 SF/ac
Planned Unit Development	225.50	13,613 SF/ac	7,500 SF/ac
<u>Other Uses</u>			
Public	214.52	21,780 SF/ac	9,000 SF/ac

Source: Rapid City Growth Management Department

Density

To arrive at the anticipated development density of the Spring Creek 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 Spring Creek 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 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 582 total dwelling units in the Spring Creek 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, 1.76 percent of residential building permits for the entire Future Land Use Neighborhood Area occurred in the Spring Creek Neighborhood Area. As shown in Figure 1 above, the Spring Creek Neighborhood Area had 454 dwelling units in 2007, with 98.5 percent single family units and 1.5 percent multi-family units.

In the Year 2035, the Committee anticipates an increase of 128 new dwelling units in the Spring Creek Neighborhood Area, 119 which will be new single family units and 9 will be multi-family dwelling units. The total dwelling units anticipated in the Spring Creek Neighborhood Area is expected to reach 582 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***

Dwelling Unit Type	2008-2035 Increase	Total Year 2035*
Single Family	119	566
Multi-Family	9	16
Total	128	582
Percent of Total in Future Land Use Neighborhood Area	0.75%	0.92%

*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 south of Spring Creek. In addition, areas of tourism commercial uses have been identified along US Highway 16 because of the proximity to existing utilities and transportation infrastructure, and along SD Highway 79 because of the proximity to future intersections.

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 Spring Creek 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

**Spring Creek Neighborhood Area
Year 2035 Non-Residential Projected Increases*
In Gross Square Foot Floor Area**

Land Use Category	Gross Square Foot Floor Area	Percent of Total Increase
Retail Use	106,249	1.10%
Office/Service Use	21,331	0.23%
Industrial	14,068	0.43%
Public	11,766	1.19%

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

Figure 8

**Spring Creek Neighborhood Area
Vacant Land Use Compilation Totals**

Area Wide	Vacant Platted Land			Vacant Unplatted Land		
	Vacant Platted Parcels (ac)	Anticipated DU or Gross SF	Projected DU or Gross SF	Vacant Unplatted Parcels (ac)	Anticipated DU or Gross SF	Projected DU or Gross SF
<u>Residential Uses</u>						
Rural Reserve	0.00	0.025 du/ac	0	6019.52	0.025 du/ac	150
Planned Residential Development 1 du / 10 ac	985.69	0.1 du/ac	98	5595.09	0.1 du/ac	559
Planned Residential Development 1 du / 3 ac	142.37	0.33 du/ac	46	528.34	0.33 du/ac	174
Planned Residential Development 1 du / 2 ac	3.62	0.5 du/ac	1	74.25	0.5 du/ac	37
Planned Residential Development 1 du / ac		1 du/ac	0	3760.08	1 du/ac	3,760
Planned Residential Development 1.5 du / ac		1.5 du/ac	0	524.28	1.5 du/ac	786
Planned Residential Development 2 du / ac		2 du/ac	0	79.57	2 du/ac	159
Park Forest	10.61	0.33 du/ac	3		0.33 du/ac	0
Low Density Residential		2.4 du/ac	0		2.4 du/ac	0
Planned Unit Development	64.90	2.4 du/ac	155	1086.33	2.4 du/ac	2,607
<u>Commercial Uses</u>						
General Commercial w/PCD	0.00	7,500 SF/ac	0		7,500 SF/ac	0
Tourism	54.70	7,500 SF/ac	410,250	199.33	7,500 SF/ac	1,494,975
Planned Unit Development	27.81	7,500 SF/ac	208,575	465.57	7,500 SF/ac	3,491,775
<u>Other Uses</u>						
Public	0.00	9,000 SF/ac	0	0	9,000 SF/ac	0

Source: Rapid City Growth Management Department

Residential Build-Out

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

Figure 9

**Spring Creek 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	6019.52	0.025	150 DU
Planned Residential Development 1 du / 10 ac	6580.78	0.1	658 DU
Planned Residential Development 1 du / 3 ac	670.71	0.33	221 DU
Planned Residential Development 1 du / 2 ac	77.85	0.5	38 DU
Planned Residential Development 1 du / ac	3760.08	1	3,760 DU
Planned Residential Development 1.5 du / ac	524.28	1.5	786 DU
Planned Residential Development 2 du / ac	79.57	2	159 DU
Park Forest	10.69	0.33	3 DU
Low Density Residential	0	2.4	0 DU
Planned Unit Development	1151.227	2.4	2,762 DU
Total Single Family Units			8,537 DU

Source: Rapid City Growth Management Department

Between 2000 and 2007, the Spring Creek 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.

Non-Residential Build Out

The Spring Creek 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

**Spring Creek 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 Sq. Ft. Floor Area
Commercial Uses			
General Commercial with Planned Commercial Development	139.31	7,500	1,044,825 SF
Tourism	254.03	7,500	1,905,225 SF
Planned Unit Development	493.383	7,500	3,700,373 SF
Total Commercial Uses			
Other Uses			
Public	5182.09	9,000	46,638,810 SF

Source: Rapid City Growth Management Department

Entryway Overlay

Purpose of the Entryway Overlay

South Dakota Highway 79 and United States Highway 16 are major highways that link Interstate 90 to Rapid City and on to the Black Hills. Both United States Highway 16 and South Dakota 79 carry travelers from the east-west and north-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 79 right-of-way (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway or H lots) and United States Highway 16 right-of-way (including dedicated right-of-way, land acquired in fee simple for highway purposes and Highway or H lots) 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 west side of South Dakota Highway 79 right-of-way and both sides of United States Highway 16. 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 United States Highway 16 and South Dakota Highway 79.
 - d) All structures shall have single story construction to maximize and protect the view sheds from United States Highway 16 and South Dakota Highway 79.
 - e) Buildings shall be clustered when possible to provide strong spatial relationships between buildings and maintain view windows along United States Highway 16 and South Dakota Highway 79.
 - 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 United States Highway 16 and South Dakota Highway 79 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 United States Highway 16 and South Dakota Highway 79. 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 United States Highway 16 and South Dakota Highway 79.
- p) Berming and shrub plantings shall be used to screen the parking lot ground plane from view from United States Highway 16 and South Dakota Highway 79.
- 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 United States Highway 16 and South Dakota Highway 79 and residential areas that are adjacent to United States Highway 16 and South Dakota Highway 79.
- 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 Spring Creek Neighborhood Area.

Summary

The Spring Creek 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.

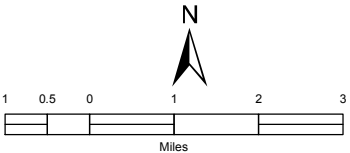
Rapid City Area Future Land Use Plan

Neighborhood Study 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

1:144,000



Rapid City Area
Metropolitan Planning
Organization

