



Appendix G: Plan Capacity

INTRODUCTION TO FUTURE LAND USE PLAN CAPACITY

This appendix provides an analysis of the draft Future Land Use Plan and what it means for Sheridan County's communities at "Buildout" (i.e., when all vacant and agricultural lands are built out over an undefined period of time within the growth areas). It presents first the countywide capacity, and then describes the land use capacity for each community.

COUNTYWIDE CAPACITY

POTENTIAL DEVELOPMENT

Tables G-1 through G-4 on page G-3 provide estimates of potential development, based on the categories in the Future Land Use Plan calculated for vacant and agricultural lands.

New Residential Development Potential

A total of approximately 5,600 acres are planned as new Urban Residential development (i.e., housing in neighborhoods with water and sewer connection) and 10,160 acres are planned for County Low Density Residential (i.e., rural, single family residential on large lots with septic systems and sometimes wells at the outer edge of communities). The Powder Horn Planned Unit Development (PUD) also has capacity to grow. These future residential development lands could accommodate approximately:

- 21,130 new units in the Urban Residential category (not including any redeveloped housing units),
- 2,030 new units in the rural County Low Density category,
- 500 new units in the PUD category, and
- 100 new units in the Community Core category for Big Horn and Story.

WHY CONSIDER THE IMPLICATIONS OF "BUILDOUT" AND GROWTH THAT THE PLAN CAN ACCOMMODATE?

How much growth and where it occurs will have significant implications on city and town and county services, such as utilities, transportation, and parks. It is important to consider the Future Land Use Plan's ability to accommodate potential future growth and to monitor growth rates over time and adjust the plan accordingly.

This could lead to a combined total of approximately 23,760 new residential units. (See Tables G-1 and G-2 on the next page.)

New Commercial Business and Industry Potential

On the Future Land Use Plan, over 1,550 acres are planned for new commercial retail, office, and industrial land uses, plus 380 acres are planned for heavy industrial uses (not including any future industrial siting that could occur in the rural areas of the county). This could yield a total of over 13.4 million square feet of new commercial and industrial development (not include potential redevelopment). (See Tables G-3 and G-4 on the next page.)

Changes Suggested by the Future Land Use Plan

The plan, in achieving a primary goal of promoting compact communities and efficient services, curtails the number of acres of land that could be built as rural residential (from over 17,000 acres currently zoned as Rural Residential to just over 10,000 acres in the plan that are designated as County Low Density Residential). The plan either designates these rural residential lands as Urban Residential (if they are near a community), or agricultural (if they are in a more remote location).

The county currently has 18,360 acres zoned for Urban Residential. This plan recommends a total of 21,130 acres of Urban Residential (mostly in the Sheridan area, but also in Arvada, Big Horn, Clearmont, Dayton, Rancho). None is designated in remote outlying areas of the county.

Finally, the plan increases the amount of land designated for industry and commercial uses in centers and establishes criteria for where additional industry can locate.

Table G-1: Planned Residential Vacant and Agricultural Acreages

	Sheridan Growth Area	Dayton Growth Area	Ranchester Growth Area	Clearmont Growth Area	Other Unincorporated Areas*	Countywide
Planned Use	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)
Urban Residential (at net 4 du/ac)**	3,888	462	916	6	325	5,596
County Low Density Residential (at net 0.2 du/ac)	3,914	445	0	194	5,611	10,163
Planned Unit Development (PUD)	0	0		0	193	193
Community Core (assumes mixed-use)	0	0	0	0	23	23
Total Units:	7,802	906	916	200	6,151	15,974

* Most of the unincorporated Urban Residential is in Big Horn.

Low density residential is in the Little and Big Goose Creek areas and around Story.

** 200 acres applied for commercial (in Sheridan)

Table G-2: Planned Residential Uses and Potential New Units

	Sheridan Growth Area	Dayton Growth Area	Ranchester Growth Area	Clearmont Growth Area	Other Unincorporated Areas*	Countywide
Planned Use	(units)	(units)	(units)	(units)	(units)	(units)
Urban Residential (at net 4 du/ac)	14,984	1,204	3,662		1,278	21,129
County Low Density Residential (at net 0.2 du/ac)	783	89	0	39	1,161	2,033
Planned Unit Development (PUD)	0	0	0	0	500	500
Community Core (assumes mixed-use)	0	0	0	24	73	97
Total Units:	15,767	1,293	3,662	63	3,012	23,758

* Most of the unincorporated Urban Residential is in Big Horn and is dependent on utilities provision.

Low density residential is in the Little and Big Goose Creek areas and around Story.

Table G-4: Planned Non-Residential Vacant and Agricultural Acreages

	Sheridan Growth Area	Dayton Growth Area	Ranchester Growth Area	Clearmont Growth Area	Other Unincorporated Areas*	Countywide
Planned Use	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)
Light Industry	407	0	400	133	0	940
Heavy Industry	380	0	0	0	0	380
Commercial	593	0	0	0	39	632
Community Core (assumes mixed-use)	0	0	0	0	23	23
Total Units:	1,380	0	400	133	62	1,974

* The Community Core is in Big Horn and Story.

Table G-5: Planned Non-Residential Uses and Potential New Square Footage

	Sheridan Growth Area	Dayton Growth Area	Ranchester Growth Area	Clearmont Growth Area	Other Unincorporated Areas*	Countywide
Planned Use	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)
Light Industry	2,128,151	0	2,089,165	693,988	0	4,911,304
Heavy Industry	1,985,133	0	0	0	0	1,985,133
Commercial	6,370,166	0	0	0	0	6,370,166
Community Core (assumes mixed-use)	0	0	0	0	118,496	118,496
Total Units:	10,483,449	0	2,089,165	693,988	118,496	13,385,098

* The Community Core is in Big Horn and Story.

BY AREA: SHERIDAN JOINT PLANNING AREA

SHERIDAN JOINT PLANNING AREA BUILDOUT POTENTIAL

New Residential Development Potential

In the Sheridan Joint Planning Area, a total of approximately 3,890 acres are planned as new urban residential development (i.e., housing in neighborhoods with water and sewer connection) and 3,910 acres are planned for County Low Density (rural) residential (i.e., single family residential on large lots with septic systems and sometimes wells at the outer edge of Sheridan). These future residential development lands could accommodate approximately 14,980 new housing units in the urban category (not including any redeveloped housing units) and 780 new units in the rural category for a total of 15,770 new housing units.

New Commercial Business and Industry Potential

In the Sheridan Joint Planning Area, 1,380 acres are planned for new commercial retail, office, and industrial land uses in the Future Land Use Plan, with potential for 10.5 million new square feet of development (not including potential redevelopment lands).

BY AREA: INCORPORATED COMMUNITIES

DAYTON

The Future Land Use Plan includes approximately 450 acres of vacant or agricultural lands that are designated County Low Density Residential and 460 acres of Urban Residential outside the incorporated boundary of Dayton. These lands could accommodate approximately 1,290 new residential units.

RANCHESTER

The Future Land Use Plan designates almost 920 acres of vacant or agricultural land as Urban Residential and 400 acres as Light Industry/Commercial outside the incorporated boundary of Ranchester. These lands could accommodate approximately 3,660 new residential units and almost 2.1 million new square feet of new office/light industrial/commercial uses.

CLEARMONT

The Future Land Use Plan shows just over 190 acres of vacant or agricultural lands designated as Low Density Residential land, six acres of Urban Residential, and 130 acres of light industry outside the incorporated boundary of Clearmont. These lands could accommodate approximately 60 new units of housing and almost 700,000 new square feet of office/light industrial/commercial uses, assuming the community can provide water. The number of housing units would be higher if the almost 200 acres of Low Density Residential were to develop at town densities with water and sewer.

BY AREA: BIG HORN AND STORY

BIG HORN

The Future Land Use Plan includes 400 acres of Low Density Residential land and 300 acres of Urban Residential for Big Horn that are vacant, yielding potentially 80 new units of Low Density Residential and 1,200 units of traditional town residential, depending on whether sewer can be provided. Big Horn also has approximately 190 acres of vacant PUD lands that are anticipated to build out with another 500 units. Land uses for Big Horn may be adjusted if community members work with the county to develop a community plan.

STORY

The Future Land Use Plan designates 1,260 acres of County Low Density Residential land, potentially yielding 250 new residential units. Story also has 17 acres of community core that could yield approximately 50 residential units and commercial space. Land uses for story may be adjusted if community members work with the county to develop a community plan and also depend on utilities.

ARVADA

The Future Land Use Plan designates 13 acres of Urban Residential (traditional town development) potentially yielding 52 new residential units.

LEITER

Leiter is shown as a rural center. The approximately 230 acres that comprise the community are designated as agricultural.

AGRICULTURAL/RESOURCE AREA

Outside of the community growth areas, Sheridan County has 992,570 acres of vacant or agricultural lands. None of the Agricultural/Resource area is planned for Urban or Low Density Residential. Average densities will be 1 unit per 40 acre if development occurs. Some developments will be clustered (meaning they will have lot sizes smaller than 40 acres).