



City of Sturgis, SD

Comprehensive Land Use Plans

May 5th, 2014



City of Sturgis

Kick-off Meeting

- February 10th, 2014

Develop Opportunities & Constraints Maps

Preliminary Concepts for Discussion

- March 24th-26th, 2014

Land Use Concepts

- Presented May 5th & 6th, 2014

Final reports & Land Use Maps Delivered

City of Sturgis

Overall goals of planning & land use studies

- Provide much needed housing within the City Limits
- Accommodate current and future growth, estimated at 1.5% per annum (60 units/year)
- Affordable housing, rental & owner occupied
- Relocate fairgrounds to accommodate separation of uses and expansion potential.
- Provide recreational opportunities.

City of Sturgis

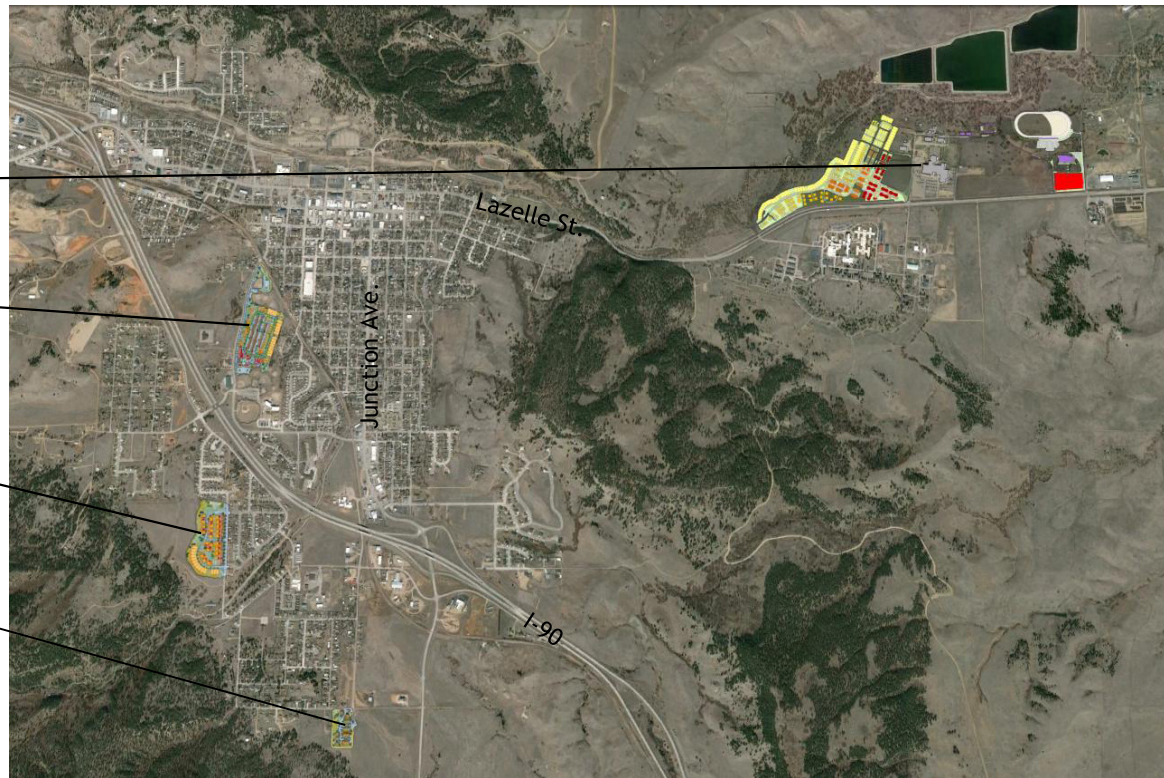
Site Locations:

School Site

Fairgrounds

Marcotte

South



Google Earth Imagery

South Site

Input Received:

- Appropriate Site for residential, including higher densities
- Hiking, biking trail connections to public land
- Close to future commercial
- Borders U.S. Forest Service



Existing Conditions

South Site

Single family concept (18 Lots)

Trailhead parking at City facility

Reduced street section provides a sustainable & safe neighborhood street

Non-motorized multi-use trail access to public land.

Homes on shared 'autocourt' provide additional premium lots.



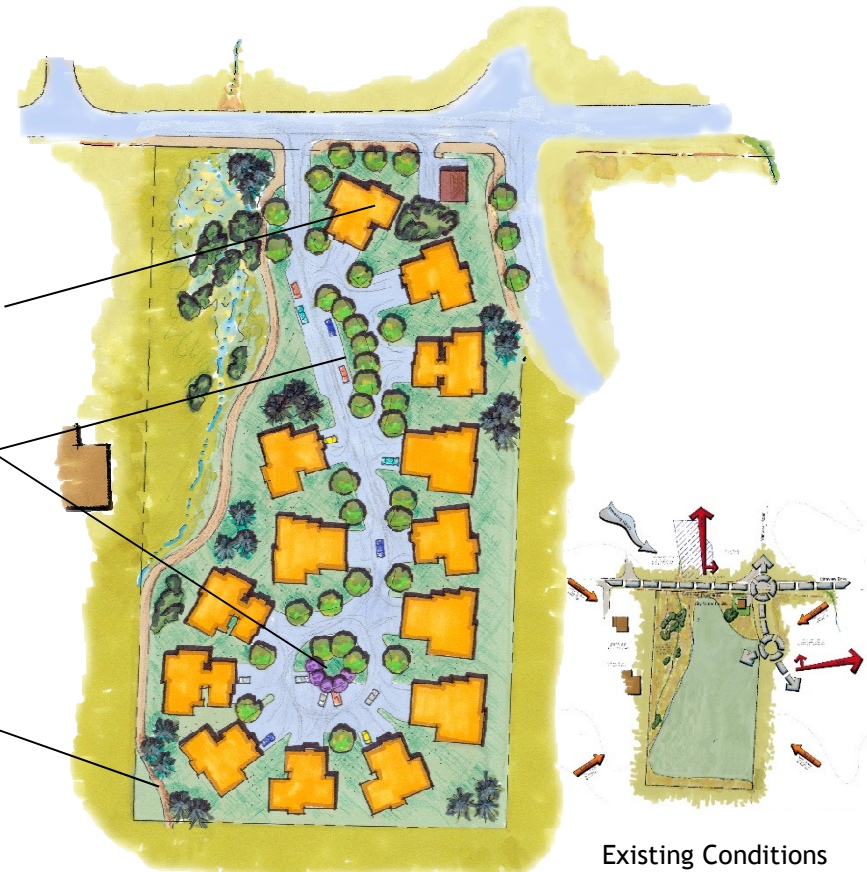
South Site

Twin-home concept (26-28 Units)

Trailhead parking at City facility could be provided in lieu of a twin-home.

Reduced street section with aesthetic island and organized parking provides a desirable, sustainable & safe neighborhood court.

Non-motorized multi-use trail access to public land.



South Site

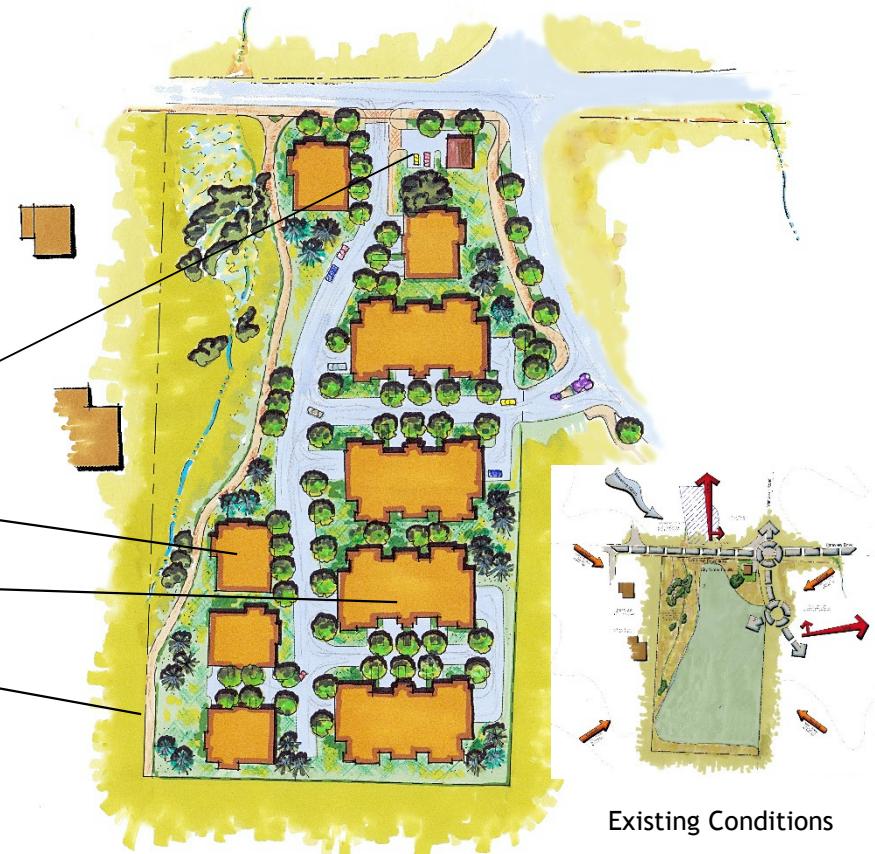
Single Family Attached concept (47 Units)

Trailhead parking at City facility could be provided in lieu of a twin-home.

Tri-plex homes, attached garages

Six-plex homes, attached garages

Non-motorized multi-use trail access to public land.



Existing Conditions

South Site

Summary (18-47 Lots)

Densities from 3.6-9.4 du/acre

Access off of Pineview for lower densities; additional access off of Vanocker Rd. for higher densities.

Non-motorized multi-use trail access to public land provided in all concepts.



Single Family Detached



Single Family Attached

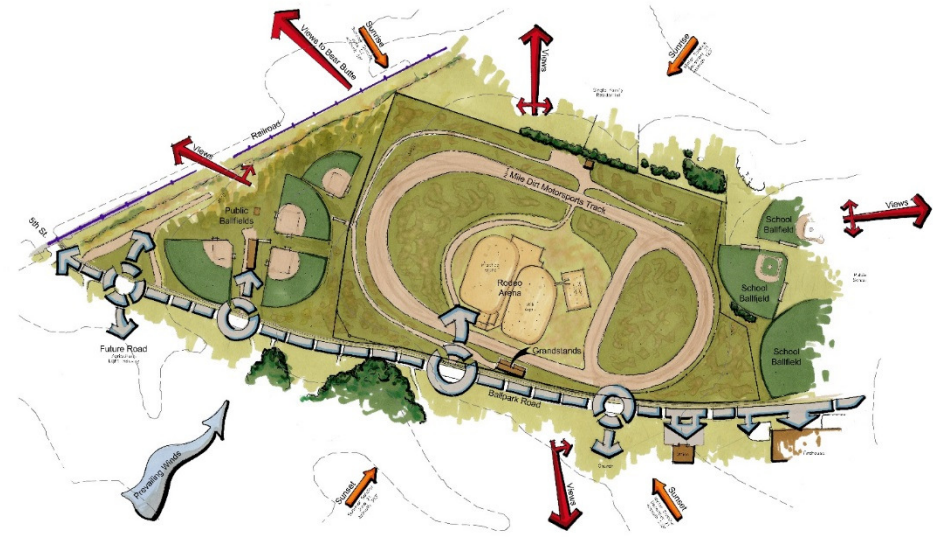


Single Family Attached

Fairgrounds Site

Input Received:

- Additional parking for ball fields.
- Appropriate for higher densities.
- Relocating rec. uses requires intra-agency coordination.



Existing Conditions



Proposed Land Uses

Fairgrounds Site

Single Family Detached on 'autocourt' adds premium lots.

Alley loaded Single Family Detached

Boulevard street with multi-use trail

Row Homes with attached garages

Additional Parking & Children's play area

Single Family Attached With attached garages

Single Family Detached

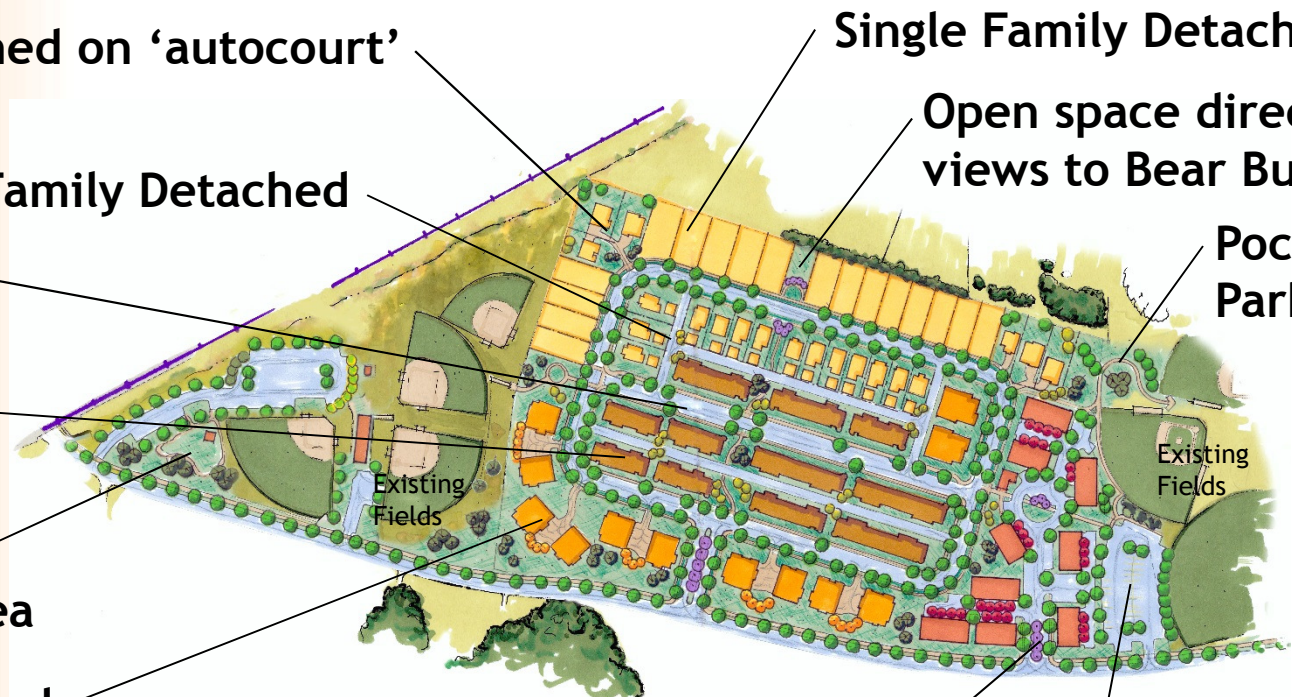
Open space directs views to Bear Butte

Pocket Park

Existing Fields

Additional Parking

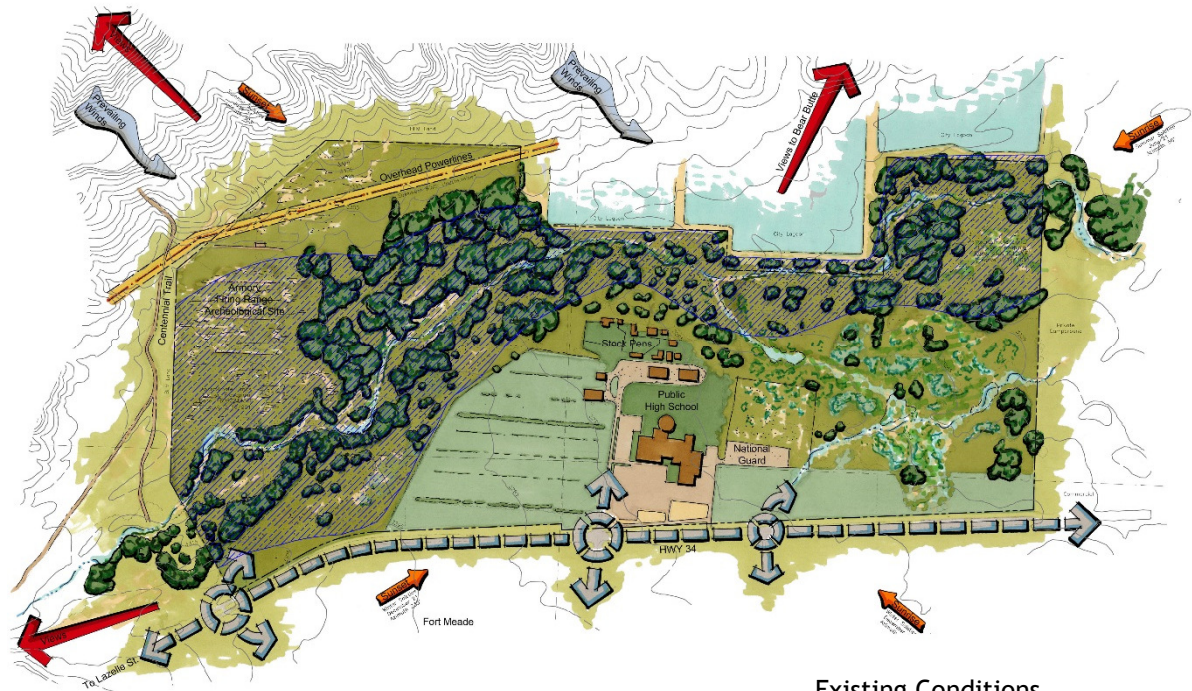
Multi-Family w/ separate entrance, trail connections.



School Site

Input Received:

- **Environmental**
 - Floodplain
 - Archeological
 - Soils suitability
 - Odor from lagoons
 - Lagoon expansion
- **Mixed Use**
 - Single Family Detached
 - Single Family Attached
 - Multi-Family
 - Recreational
 - Commercial
- **Mixed Use**
 - School Expansion
 - National Guard Expansion.

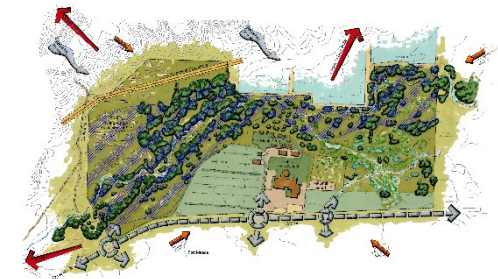


Existing Conditions

School Site

Input Received:

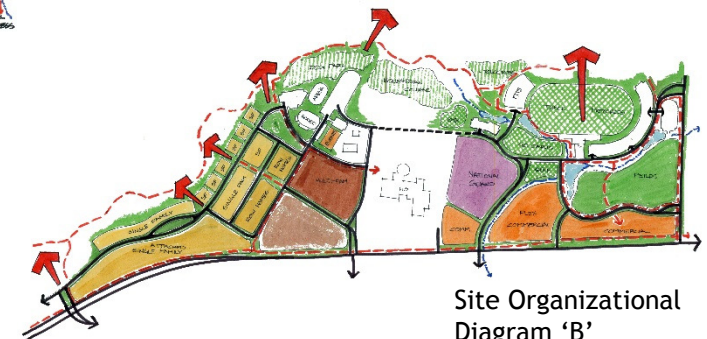
- **Recreation & Fairgrounds**
 - Separate auto & equestrian uses.
 - Area to expand rodeo/events
 - Indoor exhibitor space
- Relocating rec. uses requires intra-agency coordination.
- **Additional recreation**
 - Motocross, Auto Racing
 - Bicycling
 - Amphitheater
 - Ball Fields



Existing Conditions



Site Organizational Diagram 'A'



Site Organizational Diagram 'B'

School Site 'A'

Fairgrounds Complex

20 acres, 1000 seat arena, 50K sf exhibitors barn, livestock barns

Single Family Detached

- Traditional lots
- 'Autocourt' lots

Single Family Attached

- Twin-homes (SFA-I)
- 6-8 Units (SFA-II)
- Tri-plexes (SFA-I)

Multi-Family

Approx. 320

School Reserve Parcel

9.5 acres

Row Homes, Townhomes

Motorsports

1000 seat arena

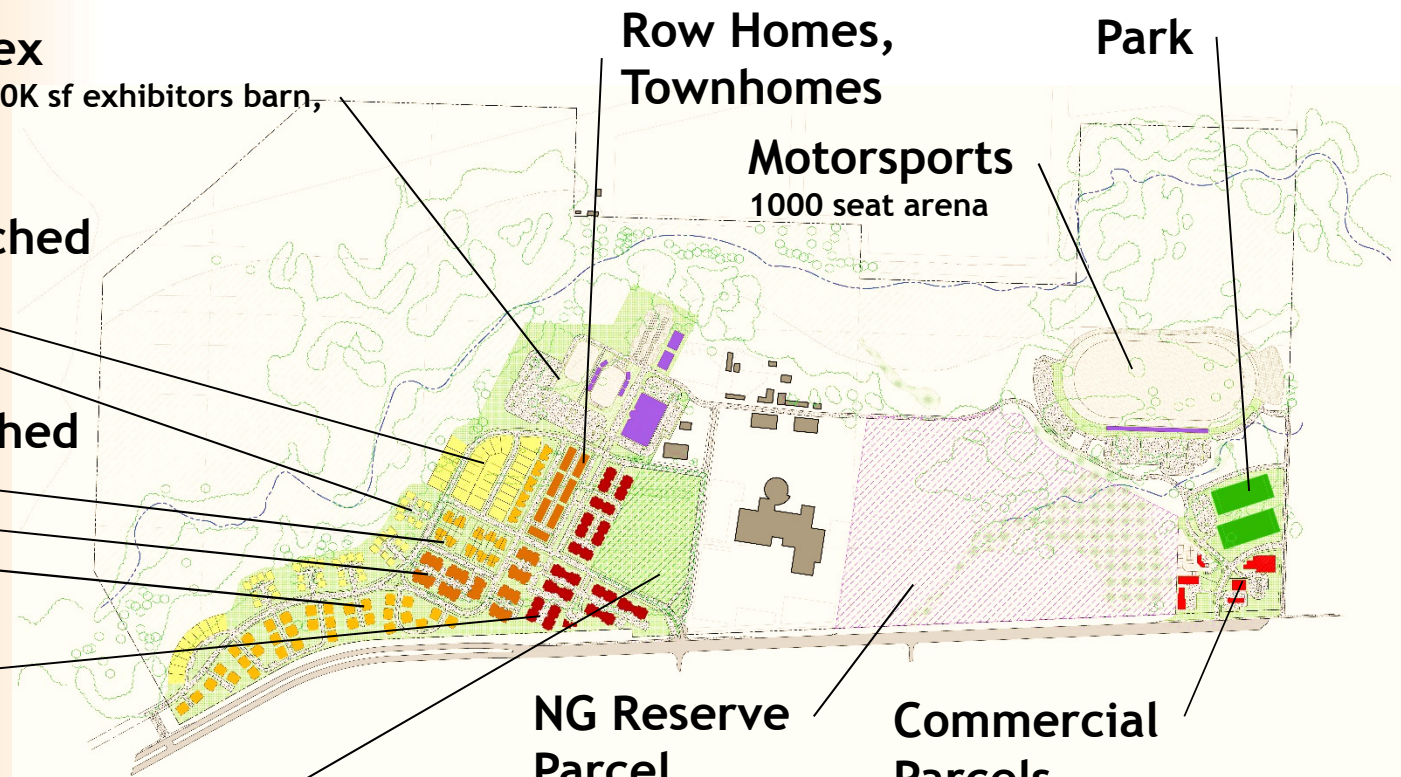
Park

NG Reserve Parcel

50 acres

Commercial Parcels

Approx. 654 Res., 7.8 ac. Comm.



School Site 'B'

Single Family Detached

- 'Autocourt' lots
- Traditional lots

Single Family Attached

- Twin-homes (SFA-I)
- 6-8 Units (SFA-II)
- Tri-plexes (SFA-I)

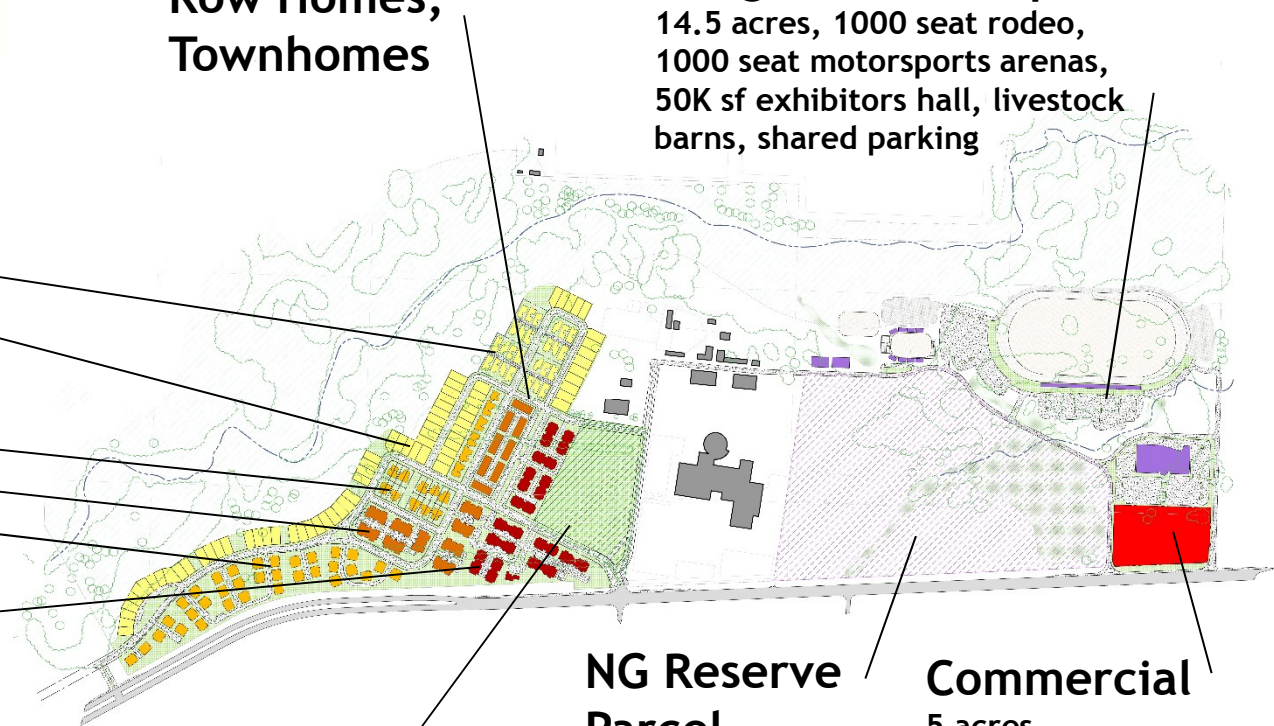
Multi-Family

Approx. 320

Row Homes,
Townhomes

Fairgrounds Complex

14.5 acres, 1000 seat rodeo,
1000 seat motorsports arenas,
50K sf exhibitors hall, livestock
barns, shared parking



School Reserve Parcel
9.5 acres

NG Reserve
Parcel
50 acres

Commercial
5 acres

Approx. 676 Res., 5 ac Comm.

School Site 'C'

Single Family Detached

- 'Autocourt' lots
- Traditional lots

Single Family Attached

- Twin-homes (SFA-I)
- 6-8 Units (SFA-II)
- Tri-plexes (SFA-I)

Multi-Family

Approx. 320

Row Homes, Townhomes

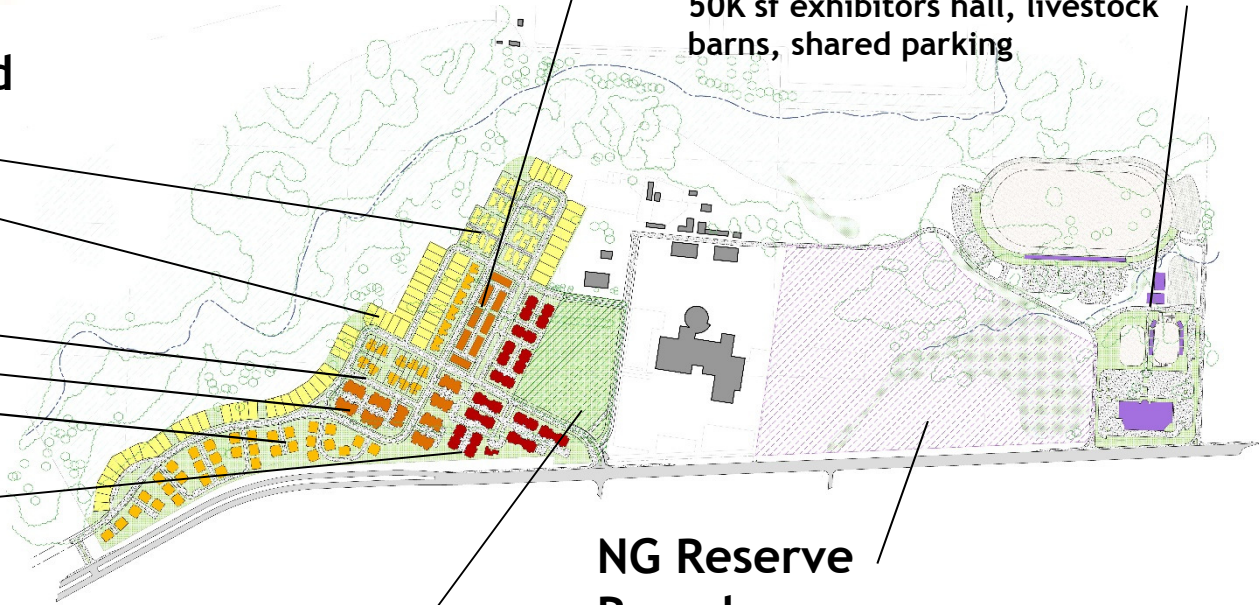
Fairgrounds Complex

14.5 acres, 1000 seat rodeo,
1000 seat motorsports arenas,
50K sf exhibitors hall, livestock
barns, shared parking

School Reserve Parcel
9.5 acres

**NG Reserve
Parcel**
50 acres

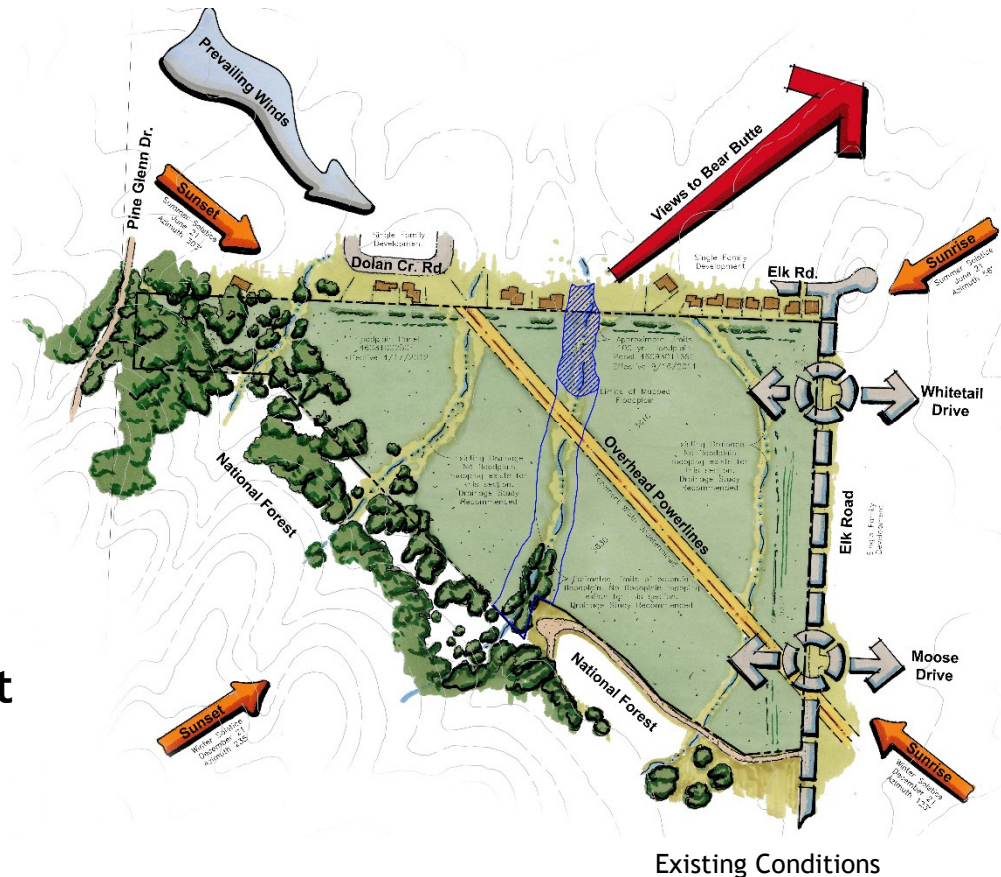
Approx. 676 Res.



Marcotte Site

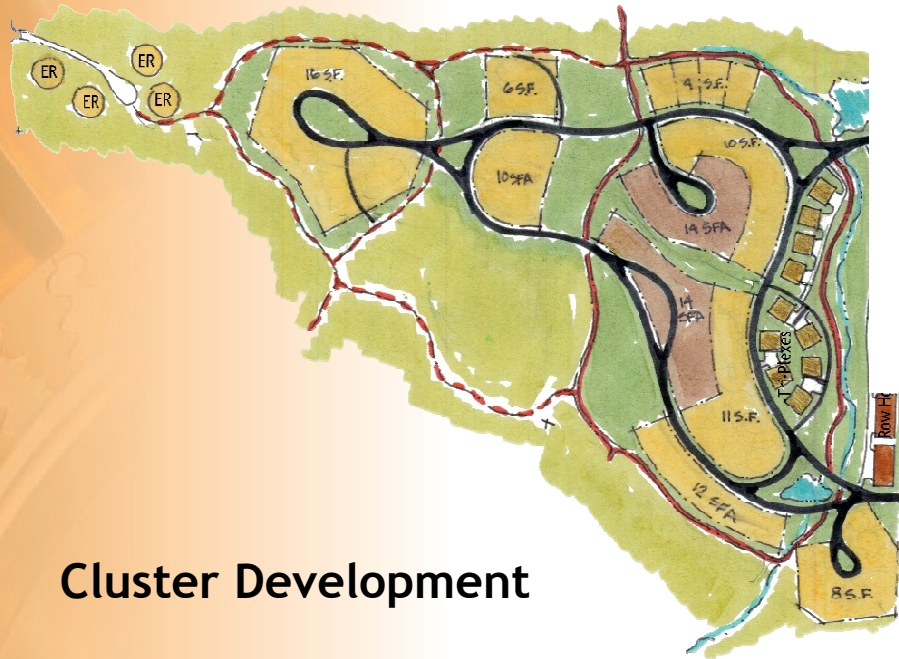
Input Received:

- **Recreational Commitment**
 - Open Space
 - Passive Uses
 - Active Uses
 - Trail Access
- **Wildlife**
 - Viewing on site
 - Nearby archery hunting
 - Constructed wetlands
 - Feeding/forage area
- **Parks & Active Use Rec.**
- **Low Net Density Development**
 - Concentrate along east edge
 - Apartments along Elk Road
- **Dark Sky**
- **Traffic Generation**

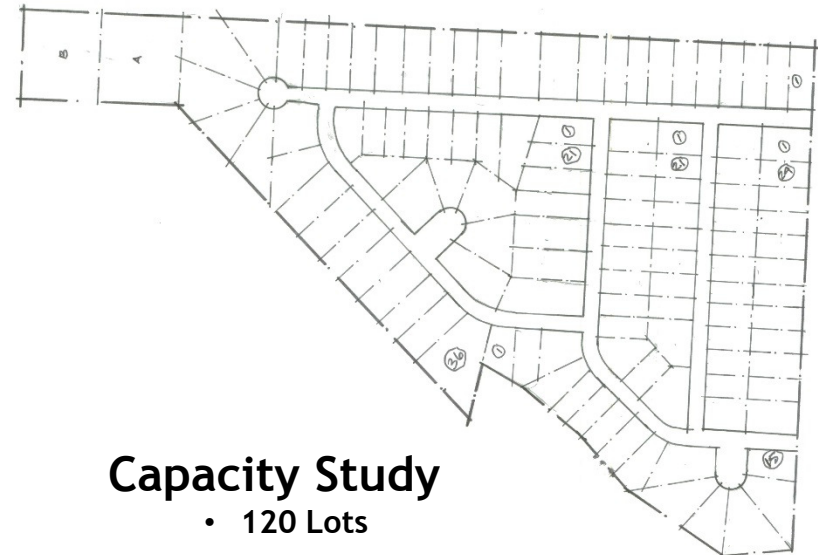


Marcotte Site

Options Reviewed:

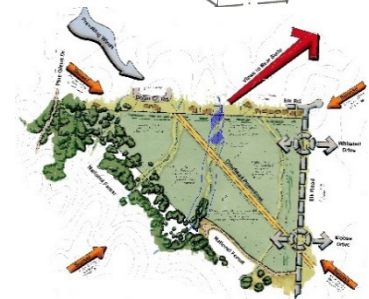


Cluster Development



Capacity Study

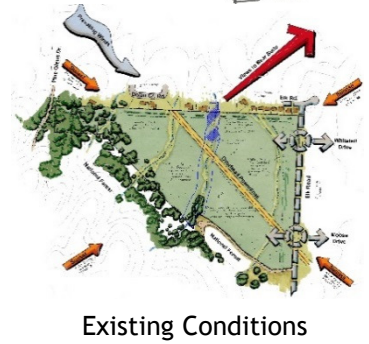
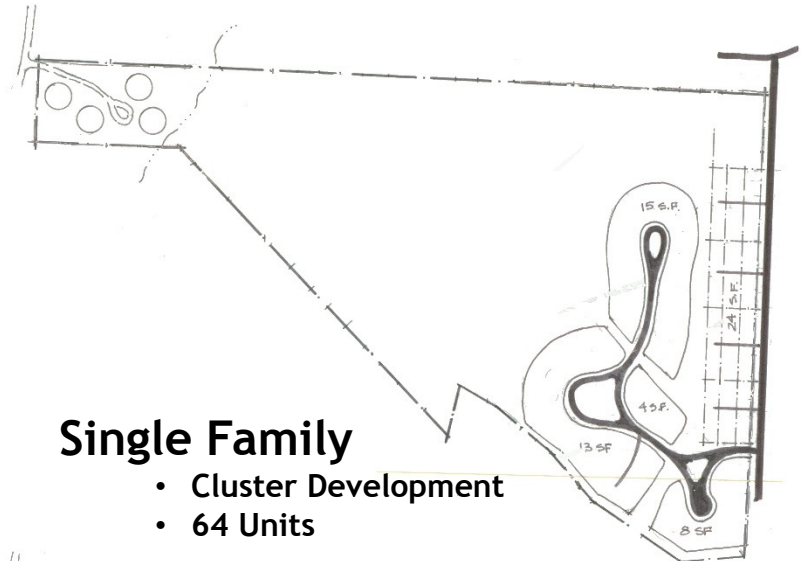
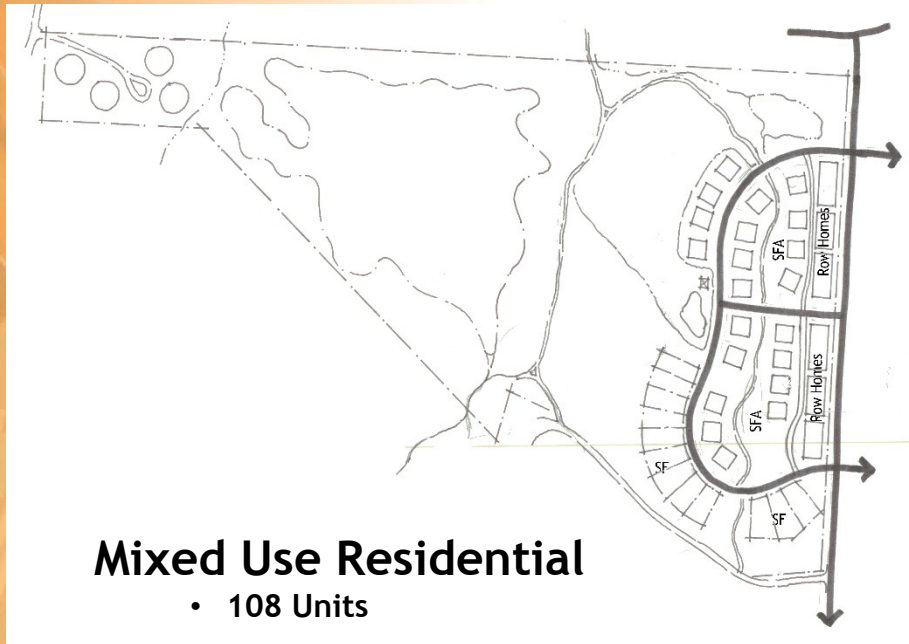
- 120 Lots



Existing Conditions

Marcotte Site

Options Reviewed:



Marcotte Site

Single Family Concept (63 Residences)

- 24 'Autocourt' Lots
- 32 Single Family Detached Lots
- 8 Twin Home units

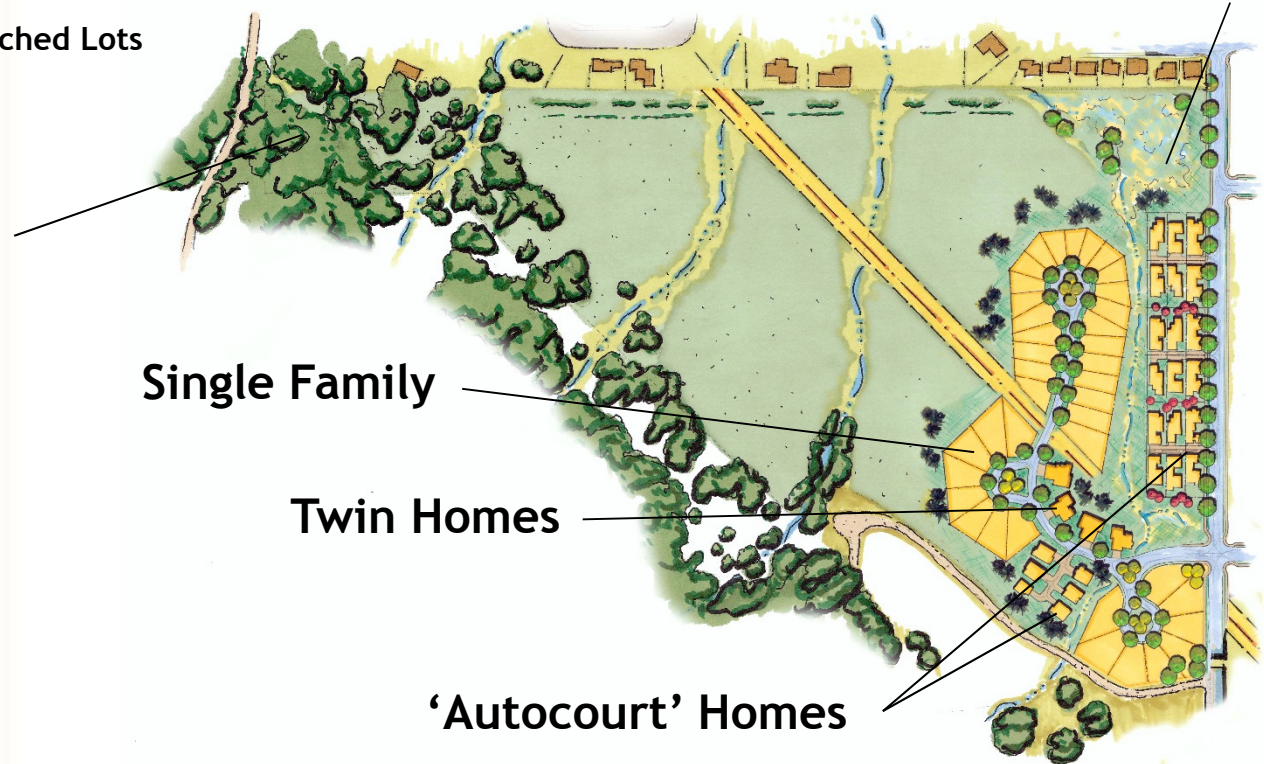
Constructed wetland, water quality & detention area.

Optional Estate Lots
(Access off of private driveway)

Single Family

Twin Homes

'Autocourt' Homes



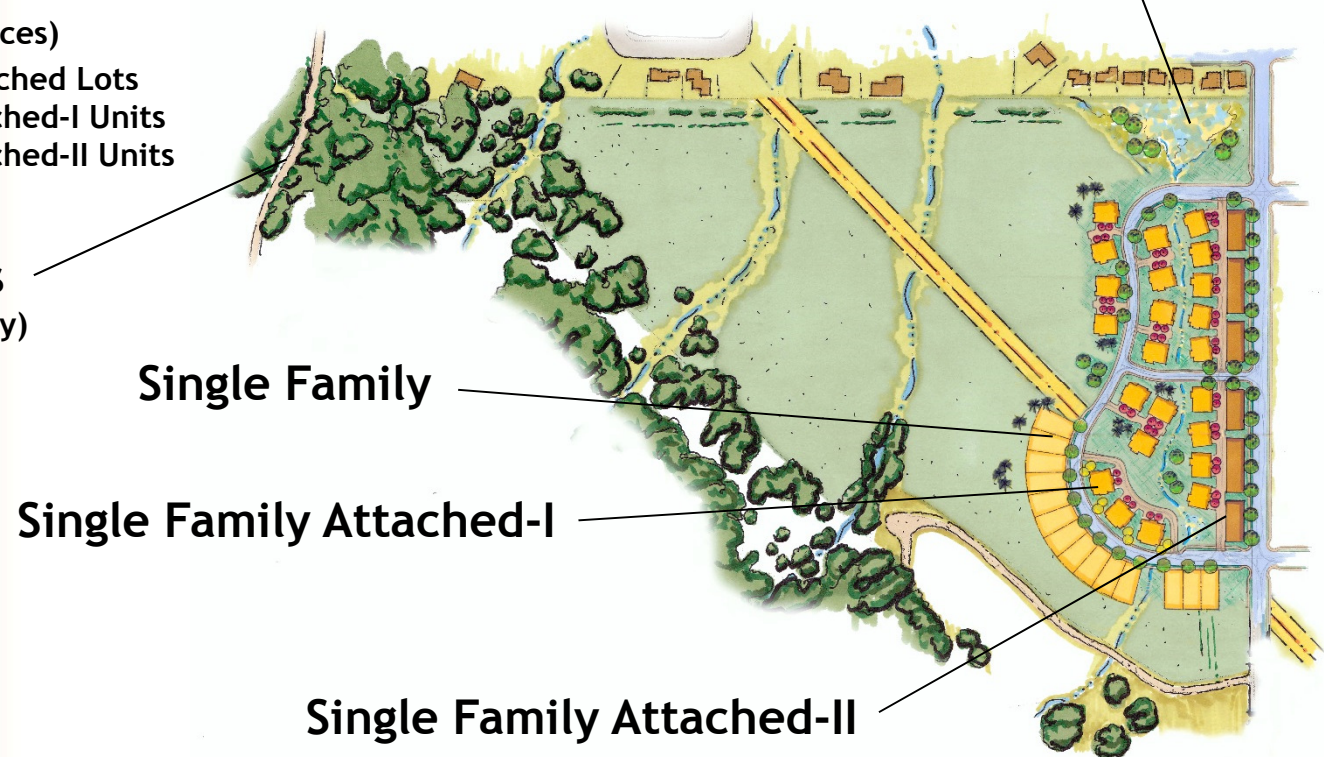
Marcotte Site

Residential Mixed Use Concept (141 Residences)

- 14 Single Family Detached Lots
- 69 Single Family Attached-I Units
- 58 Single Family Attached-II Units

Optional Estate Lots
(Access off of private driveway)

Constructed wetland, water quality & detention area.



Single Family

Single Family Attached-I

Single Family Attached-II

City of Sturgis

Development Recommendations

- **‘Lifestyle’ development**
 - Preserve views and access to parks, natural amenities, & open space w/in and through the community via open view ‘windows’ at tee intersections, strategic open space and trail connections
- **Sustainable practices**
 - Reduced street sections
 - Walkable neighborhoods
 - Preserve natural drainages, utilize for water quality
 - Xeric Landscapes
 - Cluster & compact development

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Development Recommendations

- **Planned Development**
 - Incorporate site specific uses, development patterns & guidelines into a specific PD Zoning for each parcel.
 - May address such items as:
 - Specific Street Standards
 - Lot sizes & Setbacks
 - View shed, open space preservation, trail connections
- **HOA, Covenants**
 - May address specific architectural/design standards
 - Fencing, landscaping
 - Short & long term maintenance

City of Sturgis

Development examples SFA - Tri-plexes



Note: The architectural styling exhibited in these examples is not intended to recommend any particular style. These development patterns, massing and inter-relationships of housing types can be achieved with a variety of architectural styles appropriate to the market and region.

City of Sturgis

Development examples SFA - Tri-plexes



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Development examples SFA - Multi-plexes



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Development examples SFA - Row Homes, Townhomes



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Development examples Single Family Alley Loaded



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Development examples Compact, Cluster Development



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Development examples 'Autocourt' Homes



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Development examples 'Autocourt' Homes



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Sturgis, South Dakota

Comprehensive Land Use Planning

KLJ Representatives

- JD Nash - Community Planning & Land Development
- Mike Bender, RLA - Landscape Architecture
- Dana Foreman, P.E. - Engineering

City of Sturgis Representatives

- Daniel Ainslie - City Manager
- Christina Steele - Planning