

Sheridan Council OKs on first reading annexation of Whitney land along Coffeen Ave; some residents express concerns about future use

By Josh Mitchell

Staff reporter

The City Council on Monday approved on the first of three readings a 96-acre annexation that would include 64 acres of business zoning along Coffeen Avenue.

The land being annexed also has 10.97 acres for the new Woodland Park School and 20 acres for residential development.

The remaining acre would be used to extend County Road 66 to the new school site.

The business-zoned portion of the annexation would be a 500-foot-

wide strip about a mile long on the east side of Coffeen Avenue from Sheridan College to approximately the existing Woodland Park School site.

The land is owned by Whitney Benefits, which says it has no formal plans for the business zone.

Some area residents are concerned that the business zone would create traffic problems on Coffeen Avenue.

Gary Richards, who



Tom Kinnison
Whitney Benefits Board President

lives nearby on Adkins Valley Lane, told The Sheridan Press the business zone would "create headaches for people there."

Richards said it would be better if all the land is zoned residential.

His wife, Hazel Richards, said she wishes the land could stay agricultural.

"If they (Whitney Benefits) plan all this, it's going to screw up the wildlife," she said.

"I love to watch the antelope."

Whitney Benefits Board President Tom Kinnison said his board wants the land zoned business because more money can be made that way.

Whitney Benefits Executive Director Patrick Henderson said it is Whitney Benefits' "fiduciary responsibility" to make as much money off the land as possible so Whitney can continue doing good things for the community.

The plan for the business zone includes landscaping and a bike bath along Coffeen Avenue. Businesses would locate behind the landscaping and bike path, Kinnison said.