

Commercial/Industrial Land Use

During the county's early development, cities functioned as centers for commercial and industrial development. Unincorporated communities such as Rowena, Corson, Renner, Ellis and Lyons also developed at strategic points along the railroad network, providing services to the agricultural sector. A common landmark in each of these communities was the grain elevator. Other development generally included service related businesses such as a gasoline station, cafe, and in some instances, a bank. These areas did not offer municipal services such as central sewer and water and only limited residential development occurred, the exceptions being Crooks and Brandon which eventually incorporated as municipalities to serve the population growth.

Commercial development was also drawn to major transportation routes, particularly in the Sioux Falls area. Strip commercial development commonly formed along the primary access routes into the city. Highway services also settled along the major transportation network but many of these businesses closed after traffic shifted to the interstate highways.

Minnehaha County is at the crossroads of two interstate highways. I-90 moves traffic east and west across the county along the northern border of Sioux Falls. I-29 intersects with I-90 on the northwest edge of Sioux Falls and moves traffic north and south through the center of the county. Commercial and industrial development has occurred to varying degrees at the 10 rural interstate exits. As can be expected, the most significant development has occurred at the interchanges nearest Sioux Falls. The Crook/Renner interchange on I-29 has attracted primarily industrial uses. The EROS interchange on I-90 near the northeast edge of Sioux Falls has capitalized on the tourist trade and include fireworks outlets and a large campground.

The Brandon interchange is a mix of urban industrial uses on the south side of I-90 and agri-business uses on the north. Further growth is expected at this interchange due to rail access and the close proximity to municipal services. The Hartford interchange also has a similar development potential. Industrial uses have recently located at this interchange and the close proximity to municipal services will provide future growth opportunities.

The Earth Resources Observation Systems (EROS) Data Center is the largest single employer in the rural area. Located in the northeastern part of the county, the center employs over 350 persons and offers services and research in photographic and satellite imagery. A major addition to the facility was completed in 1996.

A large outdoor amusement park has developed four miles west of Sioux Falls. The facility offers several water activities including slides and a lazy river, go cart racing and a trap shooting area.

Several salvage yards were in operation when the first zoning ordinance was adopted. Most have remained in business either as nonconforming uses or been granted industrial zoning status. Some nonconforming commercial and industrial uses exist in residences and out buildings on isolated rural acreages.

The rural area will continue to experience pressure to provide locations for both commercial and industrial development. Rail access, large contiguous undeveloped land parcels, increased traffic volume, rural population growth and lower land costs will influence future commercial and industrial

land use patterns.