

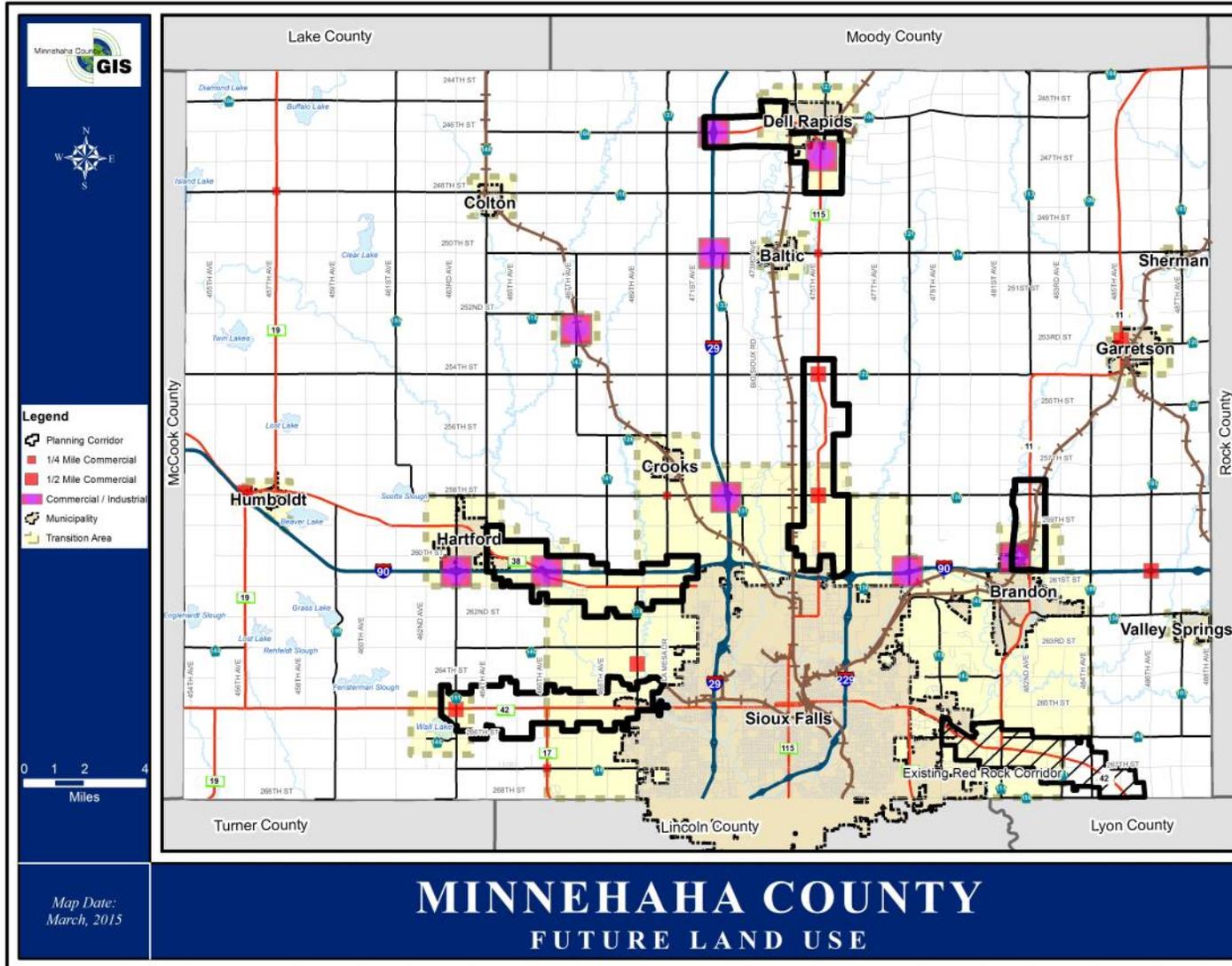
Future Land Use Plan

Introduction

This chapter includes guidance for development for farming, housing, business, and industry in the unincorporated area. It is intended to guide day-to-day development decisions, as well as provide the standards and principles for updating the County's ordinances and other official development controls. The 2035 Future Land Use Map (Map on the next page) shows the geographic extent of specific planning areas within the county. The planning areas of agricultural production, transition, rural services, and development corridors are described in the following pages. The boundaries and descriptions are intended to be used as a guide for future development, but not necessarily concrete decision making. As development grows and changes considerations should be given to new trends and styles as for the appropriateness of individual planning requests.



Map 7.1 - Future Land Use



Agricultural Production Area

Agricultural production comprises the largest amount of land area within Minnehaha County. Even with urban expansion of Sioux Falls and other municipalities, the dominant land use of agriculture is expected to continue through 2035 and beyond. The land area that is not designated as transition or rural service area is considered agricultural production area, because it is likely to continue as primarily farm land through the duration of this plan.

Development Outlook

The purpose of this planning category is to protect, preserve, and promote agricultural uses and the economic viability of farming operations. Agriculture is recognized in this plan as an

Typical Uses

- Larger-scale farms and related agricultural uses including feedlots, and livestock raising
- Small-parcel farms primarily for local food production and agricultural tourism
- Sand, gravel, and stone mining
- Single-family detached dwellings in agreement with density regulations
- Institutional/governmental uses
- Recreational open space uses

important part of the economy, history, and quality of life. As a result of the importance of agriculture as well as limited infrastructure in this area, non-agricultural development should be limited to suitable areas and residential development should likewise continue at the limited density of one residential building eligibility per 40 acres. Agricultural uses within this area should be allowed to continue and expand where little or no conflicts exist.

Since the Agricultural Production Area covers the largest portion of the county, it also has the greatest opportunity for natural resource conservation efforts. Greenways and wetlands provide some of the greatest ecosystem services for the county from habitat linkages to recreational opportunities.



Transition Area

Municipal and urbanized areas will continue to expand, and the expected expansion areas will require planning for the transition from predominantly agriculture to urbanized uses. This planning area closely corresponds with the future land use plans of incorporated communities and certain areas of residential concentrations such as Renner, Lyons, and Wall Lake. Much of the transition area around Sioux Falls and Dell Rapids is also regulated by the County's joint planning jurisdiction with each municipality. These joint planning jurisdictions help facilitate development that is compatible for future annexation by either city.

Typical Uses

- Large-scale farms and related agricultural uses including small scale and existing feedlots, and livestock raising
- Small-parcel farms primarily for local food production and agricultural tourism
- Greenhouse and nursery type production
- Single-family detached dwellings in agreement with density zoning
- Existing Rural Residential developments
- Institutional/governmental uses
- Recreational open space uses

The Transition Area on the Future Land Use Map was created by accounting for relatively high density non-farm development and growth boundaries of municipal plans.

Development Outlook

The transition areas within the county have the primary purpose of maintaining the rural landscape until the eventual development of residential and/or municipal development. Large-scale farming will still be permitted, but additional considerations should be given to the expansion of certain types of agriculture such as large concentrated animal feeding operations and agri-businesses to ensure that large investments are not made in areas of impending development. It is likely that small-scale farms will grow in number in the transition areas to take advantage of market proximity and smaller parcel sizes. Residential development should be limited unless adequate sanitary sewer and other utilities are available.



Several different land uses including residential and agricultural businesses are located within close proximity of one another.

Rural Service Areas

Rural service areas are generally small unincorporated centers of development that provide various services and conveniences primarily for rural residents, agriculture, and light industries. Most rural service areas are located near major street intersections such as Interstate exits and intersections between state and county highways. This provides easy access for both industry and residents. Community type rural service areas differentiate themselves because of the inclusion of residential neighborhoods that form in a town-like development pattern. Corson, Ellis, Lyons, Renner, and Rowena started settlement as towns, but have since become unincorporated parts of the county. In addition to the former towns, the high density of houses in the Wall Lake area also creates a community type atmosphere.



Development Outlook

Limited unincorporated development is desirable within rural service areas in order to provide for the needs of rural residents and certain types of businesses. Major intersections that are designated rural service areas on the 2035 Future Land Use Map will receive growth pressure to expand with industrial and commercial uses through the duration of this plan. Expansion should be allowed and encouraged at these intersections, but limitations such as extent of area, storm water management, street access, and utilities should guide future growth. In some areas, mixed-use development can be considered as a way to minimize the development footprint and encourage growth of rural service areas. Community type rural service areas will experience growth in commercial, industrial, and residential uses. Planning for this growth should consider the existing land use, available utilities, and planning areas among other considerations. The availability of sanitary sewer has been and will be a primary concern for expansion of any rural service area.

The Future Land Use Map depicts rural service areas according to the projected areal size of the total development. A 1/4 mile commercial area will allow acceptable development in an area approximately 1/4 mile square or 40 acres.

Rural Service Areas-Communities

The following segments include some further analysis of the six community type rural service areas. These paragraphs include references to current conditions as well as consideration for future growth.

Typical Uses

- Agricultural support businesses
- Limited industrial
- Limited Convenience Commercial businesses
- Single-family detached dwellings in agreement with density zoning
- Rural residential developments where sanitary sewer and utilities are available
- Institutional/governmental uses
- Recreational and park type uses
- Small-parcel farms for local food production and ag-tourism
- Greenhouse and nursery type production



Corson (Above)

Much of the area of Corson is within the 2035 growth area of the City of Brandon. The Corson area is dominated by industrial land uses with some residential and commercial uses too. Its location near major highways and a railroad make it ideal for further industrial and commercial development; however this growth should not come at the expense of incompatibility with existing residences in the Corson area.



Wall Lake

The Wall Lake area currently has a small business presence at the corner of SD Highway 42 and 463rd Avenue. The primary residential areas encircle the lake and create a community feeling. The presence of this community, recreation opportunities, and a sanitary sewer district make this area a preferred location for future growth in the county. Even with prominent features, future growth of this area may be slow due to the lack of remaining lakefront property.

Lyons (Left)

Industrial and agricultural expansion has happened in Lyons and will likely continue. The additional employment opportunities in Lyons may attract other business and residential uses within the timeframe of this plan. As the Community of Lyons expands, considerations should be given for infrastructure improvements such as sanitary sewer, paved roads, and a drainage plan for all or part of the town.

Ellis

Ellis has traditionally been a railroad town that served the rural area as a place to bring product to market and buy supplies. Today, the services have changed slightly, but the nature of rural service of the town has not. The future growth of the community is limited because of the proximity of floodplain in nearly all directions from the town.

Rowena (Right)

Rowena has recently undergone supplementary planning because of its location within the Red Rock Corridor. Rowena's location midway between Sioux Falls and Grand Falls Casino makes it a prospective location for convenience type establishments; however, the lack of a sanitary sewer system will limit the growth of the community.



Renner (Right)

Renner is perhaps the most established of the unincorporated communities, because it has characteristic such as a baseball field and amateur team, an American Legion Hall, restaurants, and even an annual community celebration weekend called Renner Days. Part of the community is located within the boundaries of the floodplain, but it's location near Sioux Falls and along both a State and County highway makes Renner a consideration for future development. Expansion of Renner should be encouraged to infill existing land and parcels and develop in a contiguous manner with a modified grid pattern focusing growth as a compact center while practicing the access management principles mentioned on pages 78-79 for access onto state and county highways.



Development Corridors

Major transportation corridors surrounding Sioux Falls and nearby communities will continue to have development pressure that expands beyond municipal boundaries. Detailed planning of these corridors will assist in creating orderly and efficient growth patterns. Public participation of current residents, businesses, and property owners is paramount to the process of developing a plan for these corridors. This process will also require cooperation among various municipalities and agencies.

The development corridors are shown on the 2035 Future Land Use Map on pg. 82. These depictions are suggestions for



corridor boundaries based on land parcels within 1/2 mile of the highway.

Development Outlook

Additional planning for development corridors will include public participation of area residents and interested citizens. Most corridor areas have some unique characteristics and land uses that will be identified and included in the planning process. Therefore, each corridor will be planned separately. A major goal of every development corridor plan is to avoid strip style development where all properties are accessed from the main street or highway.

A corridor plan may be accompanied by variations in the zoning code such as a zoning overlay district. This sort of overlay may direct development by including minor corridor-wide ordinance changes that will adjust the requirements of each corridor.

Typical Uses

Typical uses within each development corridor will depend on area designations as well as the completion of each specific corridor plan.

Future Land Use Plan - Goals & Actions

Goal 1. Develop a countywide land use pattern that ensures compatibility and functional relationships among jurisdictions and related land use activity.

Action 1.1 Build on Minnehaha County's strengths—such as prime farmland, recreation, industrial and commercial areas, quality local government, open space, and excellent school and park amenities in order to achieve the County's 2035 Vision.

Action 1.2 Utilize existing and future development policies and regulations in a consistent manner for similarly sited parcels in order to create fair and orderly development.

Action 1.3 Change land use designations and related zoning classifications only when it can be demonstrated that such modifications are in the best long-term interest of the County.

Action 1.4 Provide for and encourage ongoing opportunities for public participation including cities, township officials, stakeholders, property owners and residents in the planning and development process.

Goal 2. Coordinate growth and land use planning among Minnehaha County, Cities, Townships, and other relative organizations.

Action 2.1 Proactively communicate with other governmental organizations on mutual planning-related issues.

Action 2.2 Ensure that long range transportation and other infrastructure plans will support and direct future growth.

Action 2.3 Provide and encourage ongoing opportunities for public participation (i.e. county website, education, community outreach, public notices, email, and media relations).

Action 2.4 Support growth that is compatible to adopted municipal comprehensive plans.

Action 2.5 Promote cooperation between County, Cities, and Townships for planning and implementing strategies and land use procedures.

Goal 3. Protect, preserve, and promote agricultural uses and the economic viability of farming operations.

Action 3.1 Limit residential development in areas planned for long-term agriculture to low densities and clusters that preserve the majority of the land for agricultural purposes.

Action 3.2 Direct new non-agricultural development towards designated rural service areas.

Action 3.3 Support local, state, and federal programs designed to assist farming operations, support conservation and natural resource management programs, and provide educational and public information services.

Action 3.4 Support and encourage clustering of building eligibilities to protect prime agricultural lands.

Action 3.5 Evaluate potential constraints for operation and expansion of agriculture production such as separation criteria for concentrated animal feeding operations.

Action 3.6 Utilize Geographic Information Systems (GIS) to evaluate criteria for eligibility transfers and conditional use permits within the agricultural production area.

Goal 4. Promote the orderly development of unincorporated land that will likely be annexed into a municipality in both the short and long terms.

Action 4.1 Support infill development within existing city boundaries to maximize the use of existing infrastructure.

Action 4.2 Focus new growth and development within municipalities and areas adjacent to existing municipalities where infrastructure will be available.

Action 4.3 Encourage the annexation of residential subdivisions that are surrounded by or adjacent to city limits.

Action 4.4 Discourage haphazard and non-contiguous municipal annexations.

Action 4.5 Maintain existing agriculture while allowing specialty farms to utilize small lots within the transition area.

Goal 5. Support the orderly development of non-agricultural land uses.

- Action 5.1 Support development around rural service areas and intersections that are delineated on the land use map and are compatible with existing land uses.
- Action 5.2 Discourage commercial, industrial, and residential strip development of land along transportation routes, particularly along those that serve as a municipal gateway.
- Action 5.3 Locate residential subdivisions in community type developments where adequate services are available including but not limited to sanitary sewer, utilities, and drinking water supply.
- Action 5.4 Enforce the Minimum Road Improvements and Design Standards article of the Subdivision Ordinance.
- Action 5.5 Utilize preliminary subdivision plan approval process to discourage strip development,

create conformity among other development plans, and encourage joint access for subdivisions.

Goal 6. Plan ahead for additional growth along major transportation corridors that often act as gateways into and out of cities and towns.

- Action 6.1 Define corridors that require special attention to encourage orderly and attractive growth.
- Action 6.2 Encourage and utilize local participation for planning in order to better understand needs and desires of the residents in each planning area.
- Action 6.3 Collaborate with all affected governments, organizations, landowners, and interested persons in developing and implementing new planning corridors.