

Existing Land Use Analysis

History of County Land Use Planning

Minnehaha County has a long history of land use planning, dating back to the 1960's:

- 1966: Appointment of Planning Commission
- 1972: Planning Department was formed to advise Planning Commission and County Commission
- 1973: County Commission adopted the first Comprehensive Plan
- 1973: First Zoning Ordinance was adopted
- 1988: Density Zoning was adopted
- 1990: Revised Zoning Ordinance was adopted
- 1998: The County adopted a new Comprehensive Plan

Along with Sioux Falls and Brandon, many of the small cities within the County have adopted their own comprehensive plans to guide development. The County shares a joint zoning authority with the City of Sioux Falls & the City of Dell Rapids in areas extending from one to three miles beyond the city limits. The County also has a joint platting area with the Cities of Sioux Falls, Brandon, and Hartford.

An accurate depiction of Minnehaha County's current land use pattern is an important step in planning a desirable future land use pattern. To illustrate the distribution of land uses throughout the unincorporated area of the County, a land use inventory was conducted using our Geographic Information System (GIS) and our tax payer information. Figure 2.1 titled "Existing Land Use Survey" divides Minnehaha County's 24 townships into several categories, see page 15.

To manage growth and guide land use decision-making in Minnehaha County over the next 20 years, this chapter contains background information on existing land use patterns, development trends and future land use planning. The purpose of this is to identify areas, intensities, and timing for potential future development as well as for long-term preservation.

The land use pattern in the unincorporated areas of the County is primarily agricultural or undeveloped lands. When the land area of cities (incorporated areas) are excluded, approximately 81.6% (384,789 acres) of the County has an agricultural designation. The majority of the larger farm holdings are located to the north and west of the Sioux Falls Metro Area.

As illustrated in Map 2.2, see page 20, titled “Residential Dwelling Density” much of the residential land uses in the unincorporated portions of the County are located within close proximity to the City of Sioux Falls. Most of this population can be found within the Wall Lake, Wayne, Benton, Mapleton, Brandon and Split Rock Townships. Single Family uses make up approximately 25 percent of the County’s unincorporated land area, with most of the development in the 0 to 2 acre lot size range. There are also very few areas with Multi-Family Residential units in the unincorporated areas and 4 Manufactured/Mobile Home parks (Soo Dell, Peterson, Coachman’s Manor and Pleasant Valley).

The Commercial and Industrial land uses are mainly concentrated along Interstate 29, Interstate 90, State Highway 42, State Highway 115 and State Highway 11. The uses in these particular areas make less than 1 percent of the unincorporated land base. Commercial and Industrial areas include uses such as offices, retail sales and trade professions, personal services, warehousing, contractor shops, showrooms, logistics, manufacturing, and other similar highway-oriented businesses.



The existing land use survey and map was created by using land use codes collected from the Planning Office and Equalization and confirmed through various methods. The Land Use Survey chart and Existing Land Use Map, at right, confirm the dominance of agriculture and related land uses. Residential land uses include a significant number of parcels; however the category takes up less than 5% of the total land area. The detailed land use maps expose a pattern of small parcels and residential land uses clustered around a 5 mile radius of Sioux Falls. This is especially true for the areas to the north and the east of the city.

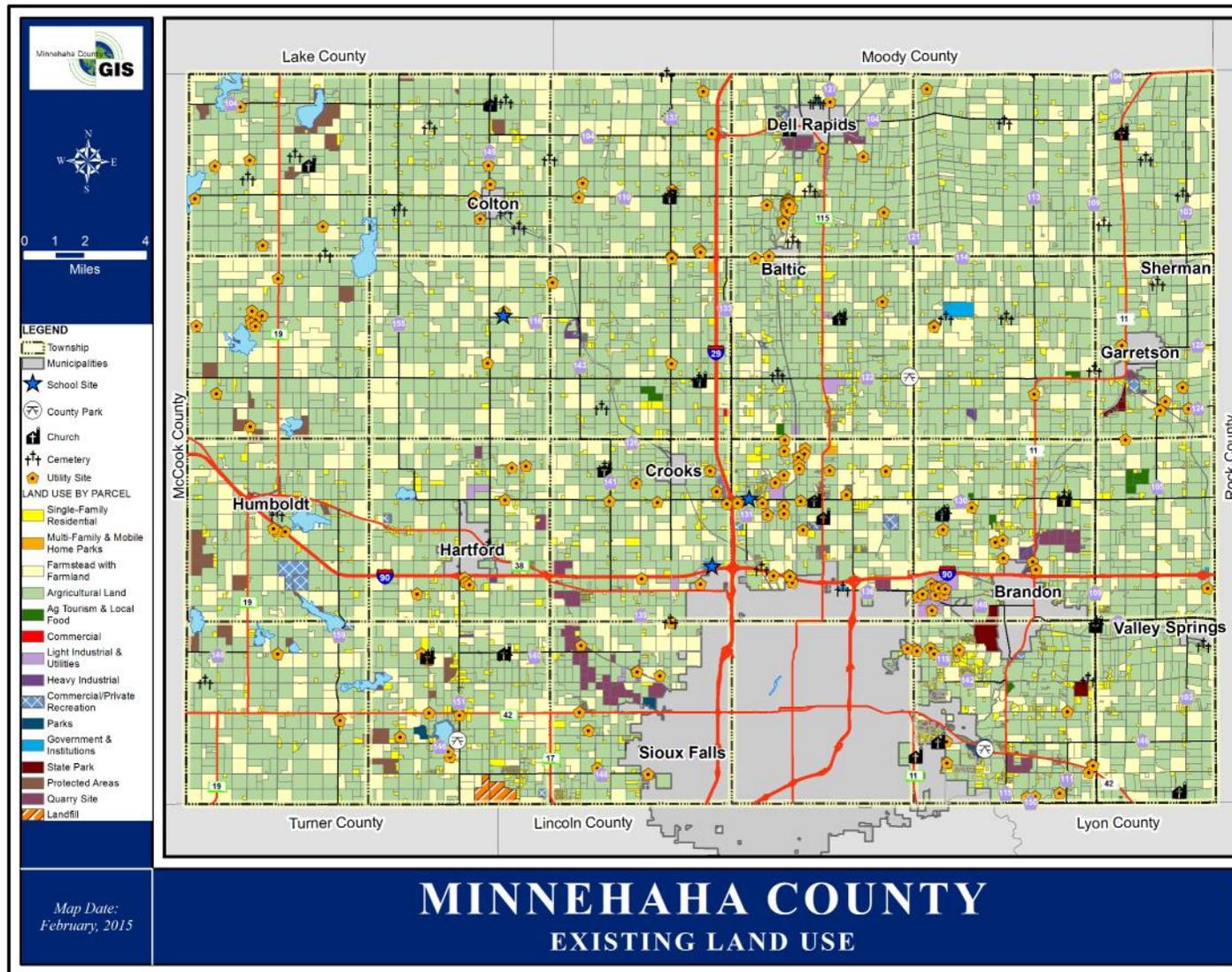
Mining and mineral extraction sites are primarily located along Skunk Creek, Willow Creek and Split Rock Creek. However, there are other sand, gravel, and quartzite extraction sites spread throughout the County. Three stone quarries currently operate within Minnehaha County.

The land uses in the Public and Institutional and Parks and Open Space categories are scattered throughout the county. Much of the protected land is located in the west half of the county where wetlands and lakes are also common.

Land Use Category	Number of Parcels	Number of Acres	% of Total Area (520,758 Total Acres)
Residential			
Single Family (< 5 Acres)	3,513	5,689	1.09%
Single Family (≥ 5 Acres)	1,401	16,772	3.22%
Multi-Family Residential	10	164	0.03%
Subtotal	4,924	22,625	4.34%
Agricultural Land			
Farmstead with Farmland	1,056	99,749	19.15%
Agricultural (<40 Acres)	2,028	30,471	5.85%
Agricultural (>40 Acres)	2,873	283,178	54.38%
Ag Tourism & Local Food	16	840	0.16%
Subtotal	5,973	414,238	79.55%
Non-Residential			
Commercial	98	203	0.04%
Industrial/Utilities	354	2,974	0.57%
Mining/Mineral Extraction	51	3,410	0.65%
Subtotal	503	6,587	1.26%
Parks & Open Space			
County Parks	12	65	0.01%
Other Parks	24	392	0.08%
Commercial/Private Recreation	34	1,308	0.25%
State Parks	16	855	0.16%
Protected Land	89	5,268	1.01%
Subtotal	175	7,888	1.51%
Public/Institutional			
School	3	117	0.02%
Church/Cemeteries	64	201	0.04%
City of Sioux Falls Landfill	2	614	0.12%
USGS EROS Data Center	2	310	0.06%
Other Government Lands	6	59	0.01%
Subtotal	77	1,301	0.25%
Other Land Categories			
Unparceled Lakes	4	1,300	0.25%
Right of Way & Other Unparceled Land	NA	9,182	1.76%
Subtotal	4	10,482	2.01%
Total Unincorporated Area	11,656	463,120	88.93%
11 Incorporated Cities	NA	57,638	11.07%
Total County Area		520,758	100.00%

Figure 2.1 - Existing Land Use Survey Source: Minnehaha County Planning Department

Map 2.1 - Existing Land Use Map*



* See Appendix Pages 115-118 for greater detailed quadrant maps of existing land use.

Agricultural Development Trends

Agriculture is by far the largest land use category in the County and is a vital part of the regional economy. The industry has experienced significant changes over the past few decades, resulting in the consolidation of agricultural land into larger farming enterprises, and the increase in hobby farms and local food production on small parcels of land.

The character and identity of the rural area has been altered due to an increase of non-farm uses. Agricultural land in close proximity to the Sioux Falls municipal area has experienced pressure to convert to residential, commercial, industrial, and recreational uses. Recent trends suggest that non-farm development is pushing even further into traditional rural areas because of an expanding regional population and the willingness of workers to commute from greater distances. Another contributing factor is that people are searching for more isolated sites where scattered nonfarm development has not occurred.

Rural developments have made it more challenging for farmers to continue operating on their land. Farmers are forced to deal with complaints from their non-farm neighbors ranging from livestock odors, to the application of animal waste, to dust from farm fields, and to the late night operation of farming operations. Although farmers should use applicable precautions and best management practices to reduce nuisances, rural residents should recognize that these minor nuisances cannot be eliminated and are a regular part of a productive agricultural area.

Minnehaha County amended its Zoning Ordinance in 1988 to limit residential density on agriculturally zoned property to one dwelling unit per quarter-quarter section of land. However, the continuing increase of non-farm residents in the unincorporated area of the County will increase land use conflicts; this is especially true for complaints based on animal agriculture. The limitation of urban and rural conflicts is important to all citizens quality of life.

Residential Development Trends

According to the 2010 Census, the population of Minnehaha County, which includes the incorporated and unincorporated areas of the County is 169,468. The total number of housing units in Minnehaha County is 71,557 based on the information from the 2010 Census. Housing units in the unincorporated area of Minnehaha County was 6,194 as of December 2014. The distribution of residential dwelling units in the unincorporated area is shown on Map 2.2 on pg. 20. Figure 2.2 provides the totals for new single family building permits since 1990, only two years after density zoning was established.

While most of the residential construction has occurred within the incorporated areas of the County, over 1,240 housing units were built in the unincorporated area since the adoption of the last comprehensive plan in late 1998. Split Rock Township, located east of Sioux Falls, is the fastest growing and most heavily populated township in the County. As of 2014 there were a total of 1,089 residential dwelling units in Split Rock Township.

The townships of Mapleton and Wayne, located north and west of Sioux Falls, are the second and third most populated townships in the County. Many fringe developments which occurred in these two townships around the 1970's have been annexed into the City of Sioux Falls. A majority of the housing units in Mapleton Township are concentrated along the State Highway 115 (Cliff Avenue) corridor between Sioux Falls and Renner.

The Wall Lake area, located in Wall Lake Township, is anticipated to be an area that will continue to have demand for additional residential growth. This growth projection is based on existing residential developments around Wall Lake and nearby areas and the presence of sanitary sewer surrounding Wall Lake.

It is anticipated that the incorporated areas within Minnehaha County will continue to provide sufficient land area for the majority of residential growth. The County will still continue to provide residential housing opportunities in the rural area, per the adopted Density Zoning Ordinance regarding housing eligibilities. Figure 2.2, below shows the historic new residential construction demand in the unincorporated portion of the county since 1990, which is shortly after the Density Zoning Ordinance was past. The decrease in the trend line started well before the recession in 2008, therefore the overall demand for housing in the future is difficult to predict.

It is unlikely that either the lowest or the highest construction years will represent future demand.

The County is also anticipating that as the existing subdivisions in the unincorporated area are built out, pressure will increase from developers and land owners to approve new subdivisions in the unincorporated area. In order to deal with this perceived pressure the County will encourage clustering of building eligibilities per the Density Zoning Ordinance. The clustering of building eligibilities/single family residences will promote sustainability by preserving tillable farm ground.

Source: Minnehaha County Planning Department

+ Year that the last comprehensive plan was adopted

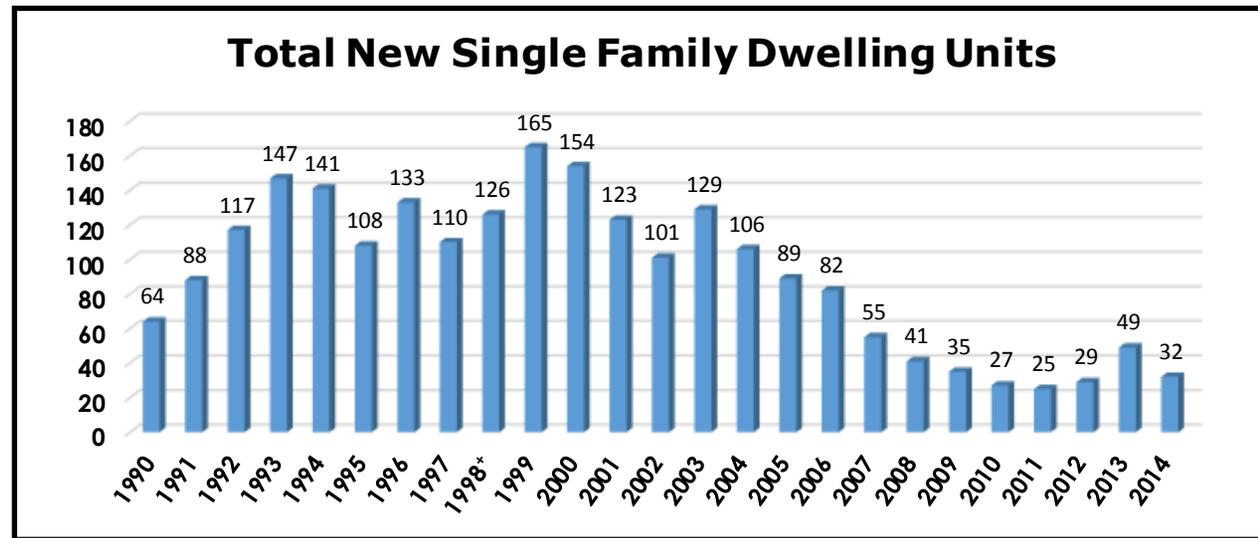
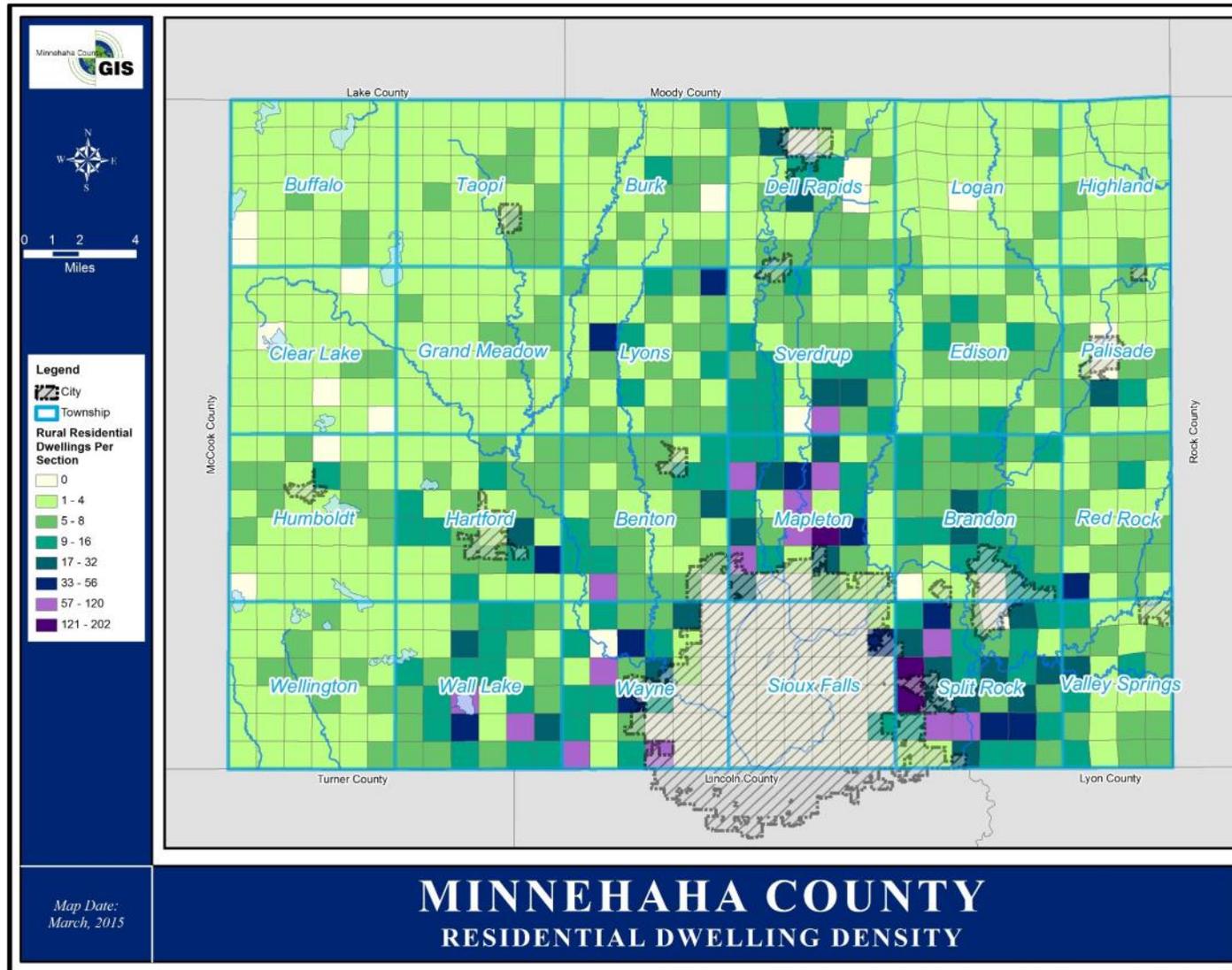


Figure 2.2 - New Single Family Dwelling Units Per Year

* Year of last Comprehensive Plan

Map 2.2 - Residential Dwelling Density



This map shows the density of residential dwelling units throughout rural areas of the county. Notice the increasing density in closer proximity to Sioux Falls.

Commercial & Industrial Development Trends

The majority of commercial and industrial development in Minnehaha County are found within the incorporated areas of the County. The commercial and industrial development in the unincorporated area accounts for an extremely small amount of the total acres of the County. The existing commercial land uses are predominantly highway commercial and not intensive types of retail operations. The existing industrial land uses are predominantly manufacturing and transportation oriented. The County's extensive transportation network and land use regulations have encouraged commercial and industrial growth within the unincorporated area of the County.

Minnehaha County has two interstates that intersect along the northwestern border of Sioux Falls. Interstate 90 moves traffic east and west across the County and Interstate 29 moves traffic north and south through the center of the County. Commercial and industrial development has occurred at 10 of the interstate exits in the rural area.

The Crooks/Renner and Dell Rapids interchanges along Interstate 29 have attracted many commercial and industrial uses. The Brandon interchange is a mix of urban industrial uses on the south side of Interstate 90 and agribusiness uses to the north. The Hartford interchange along Interstate 90 has a similar development potential. Commercial and industrial uses have located at these interchanges for its excellent roadway access and close proximity to future municipal services. These interstate interchanges have attracted many different types of uses including light manufacturing, warehousing, trucking firms, contractors and sales businesses.

The County's unincorporated areas will continue to experience pressure to provide locations for both highway type commercial and light and heavy industrial development. Rail access, large contiguous undeveloped land parcels, increased traffic volume, population growth and lower relative land cost will continue to influence future commercial and industrial land use patterns in Minnehaha County.