

I. Growth Management Strategy

Introduction

The Year 2015 Comprehensive Development Plan marks a continuation of the progressive planning tradition in the Sioux Falls area. In 1979, the City, along with Lincoln and Minnehaha Counties, adopted the Year 2000 Comprehensive Land Use Plan. That plan provided for continued growth and development of the community. It encouraged sustainability by acknowledging that growth is contingent upon both demands of the private marketplace and fiscal resources of the community.

This plan provides an update of the Year 2000 Plan and suggests a number of continuing, expanded, or new policy initiatives for the management of growth and development in Sioux Falls. This plan also provides the framework for implementation of the Sioux Falls Tomorrow action plan goal of providing steady planned growth, environmental quality, strong neighborhoods, open spaces, transportation, and public utilities. The phrase “planning period,” when used in this document, refers to the roughly 20-year time span, which extends to the year 2015.

Growth management is a comprehensive program to determine the types, locations, and phasing of land uses. Growth management also provides for economical provision of City services by coordinating public facility improvements with private development. For purposes of long-range planning, the growth management strategy addresses the following development areas:

Urbanized Area (existing development)

- Conservation and rehabilitation of existing neighborhoods including the downtown area is stressed.

Planned Urbanized Area (development has been approved but not completed)

- Land is annexed and available for development with phased extension of municipal services.

Future Urbanized Area (agricultural land along the urban fringe)

- Land with limited rural uses, planned for future urban growth and phased extensions of City services over the planning period.

Rural Area (agricultural uses outside city limits)

- Agricultural land beyond the future growth area/urban service area boundary where the existing rural character is to be maintained.

There are many important decisions to be made during the planning period which will have a great impact upon the form and function of the community. A major decision on location of an arterial roadway system around Sioux Falls must be made. A major decision on future long-range water supply must be made. And major decisions on timing and financing of future capital improvements must be made. But one of the most significant decisions will be cooperation between government entities as the city limits continue to expand outward into multi-county, school district, and other utility service jurisdictions.

Sioux Falls continues to be a dynamic, growing community. Economic expansion and housing construction all attest to the city’s strong business climate. While the immediate benefits of growth are very apparent, certain problems often associated with unmanaged growth are more difficult to foresee. Financing of public facilities, deterioration of older neighborhoods, decline of

environmental quality, and inefficient sprawl development are but a few important issues facing the city. As many other communities have discovered, the cost of unmanaged growth can far outweigh its benefits.

For Sioux Falls, the challenge is very clear: The community must be prepared to deal with the problems accompanying continued growth and change or lose the unique quality of life which the city now enjoys. The Comprehensive Development Plan is intended to provide the city with the tools it will need to respond to this challenge. Its purposes are to improve the physical environment of the community, to facilitate implementation of community development policies, to inject long-range considerations into short-range actions, and to bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community. If fully utilized by decision makers, the plan will serve as a practical working guide for the continued orderly development of Sioux Falls and its environs.

General Goals

The first stage of any planning process is the identification of general community goals. In reality, these general goals represent a more definite statement of the many challenges facing Sioux Falls. While most are not readily attainable, they suggest long-term ideals, which City policies and programs should seek to achieve.

The general goals of the Sioux Falls Comprehensive Development Plan are as follows:

Region: To develop Sioux Falls as a diversified regional center, encourage the preservation of the agricultural economy of the region, and to protect the character of the surrounding rural area and other communities in the region.

Community: To achieve an urban area which functions as a unified entity, to make a full range of services and facilities available to the entire community, and to achieve a compact urban area.

Neighborhoods: To provide a suitable living environment for all residents regardless of income, and to preserve the city's neighborhoods as the valuable resource which they represent. To prevent neighborhood blight through housing rehabilitation, housing code enforcement, dispersal of affordable housing, cleanup programs, and public capital improvement investments.

Growth: To facilitate the orderly and efficient development of the urban structure for the benefit of all city residents while maintaining services and quality of life.

Land Use: To achieve an arrangement of activities which will promote harmonious interaction among the various elements of the community and minimize land use conflicts. To provide urban growth area boundaries, neighborhood school, park and community centers, commercial service centers, and a mix of types and densities in all neighborhoods.

Identity: To enhance the identity of Sioux Falls as a place of unique heritage, culture, and setting in which all residents can take pride.

Economy: To preserve and enhance the existing economic base of Sioux Falls and to achieve continued and well-balanced economic development and employment opportunities.

Diversity: To provide residents with a reasonable choice of living environment, vocational and education opportunities, and cultural and recreational amenities. To respect the right of each individual to be unique.

Society: To achieve an urban environment which supports the social well-being of all citizens, where people enjoy personal safety and have available social and health services.

Environment: To attain an aesthetically attractive urban development which is compatible with the ecological systems of the areas. To maintain air and water quality standards and area historic, cultural, and natural resources.

Cost Efficiency: To minimize the total economic cost of providing housing, utilities, transportation, public facilities, and services.

Public Facilities: To provide proper water supply and treatment facilities, sanitary sewer service, storm drainage and flood protection, and transportation systems. To expand open space corridors, greenway development, and recreational facilities and activities.

Participation: To optimize the participation of citizens and organizations in public decisions affecting the development of the urban area.

Government: To maintain a government that is accessible, effective, and cooperative with other public and private jurisdictions.

Planning Policy Framework

If the Comprehensive Development Plan is to accurately address the goals and needs of the community, formal and specific policy guidelines are essential. The Planning Policy Framework is intended to focus and direct the actions of the City into a consistent, workable planning approach.

The policies, which follow, serve as the foundation for recommendations contained in this plan. Even more importantly, however, these policy statements should provide direction to the City's decision-making process on an ongoing basis. When situations faced by the City are not specifically addressed in the development plan, these policies will facilitate public actions, which are consistent with the overall intent of the plan.

Urbanized Area

While the deterioration of older neighborhoods has been much less severe in Sioux Falls than in many cities, the problem warrants positive remedial action by the City. In addition to the social and aesthetic consequences of urban decay, it also leads to further suburbanization and wasteful urban sprawl. Older residential, commercial, and industrial areas can remain as assets to the city if the following policies are effectively implemented:

- Provide and maintain parks, streets, and other public facilities at a uniformly high standard in *all* neighborhoods of the city.
- Zone stable neighborhoods to prevent encroachment by incompatible industrial and commercial uses and excessively high density residential development.
- Maintain suitable transition zones between low density residential areas and more intensive nonresidential uses.
- Encourage higher density housing development convenient to downtown and other major activity centers.
- Encourage apartment, office, and institutional uses as alternatives to commercial strip development along major streets.

- Allow conveniently located neighborhood commercial centers in locations that will not create land use conflicts or traffic problems.
- Provide opportunities for residential redevelopment in areas adjacent to the river greenway system.
- Maintain the river greenway corridor for public use and protect it from encroachment by incompatible uses.
- Allow flexibility of land use and density in the redevelopment of blighted areas, provided such development is compatible with surrounding residential areas.
- Avoid widening and signalization of through streets where the livability and safety of adjacent neighborhoods would be diminished by such action.
- Protect historic dwellings and other architecturally significant buildings from incompatible development, and encourage rehabilitation and reuse for the redevelopment of historic buildings.

Planned and Future Urbanized Areas

The areas of planned and future development consist of lands along the urban fringe where new development will occur through the year 2015, thus creating new demands on City government for new public facilities and services. Following are policy guidelines through which the City can promote orderly and attractive growth of the urban area:

- Allow only compact, contiguous growth along the city's fringe.
- Maintain an adequate supply of development land within the urban service area at all times.
- Preclude development of land, which is environmentally unsuitable for construction by retaining floodplains, drainageways, and other significant natural areas as open space networks for recreation and environmental enhancement.
- Require that new development be compatible with existing adjacent development.
- Require clustering of neighborhood and convenience commercial uses in accessible locations.
- Provide for sufficient multifamily housing around commercial and industrial areas.
- Allow high density housing only in close proximity to major streets and activity centers.
- Allow flexibility in density and land use when subject to detailed project review by the City.
- Provide for a mix of housing types in all new residential growth areas.
- Secure suitable park, school, and fire station sites ahead of development within growth areas.
- Integrate park and open space areas into residential neighborhoods wherever feasible.

- Provide direct pedestrian and bicycle access from residential neighborhoods to schools, commercial centers, and recreation areas.
- Design residential street layouts to minimize both overall street lengths and the quantity of site grading required.
- Prevent heavy through traffic on minor residential streets by requiring a system of collector streets between adjacent subdivisions.
- Secure sufficient rights-of-way with development to accommodate the City's major street system, including a perimeter system of arterial streets.
- Guide new development with urban design amenities that enhance community aesthetics and local identity.
- Prevent unlimited outward expansion by maintaining urban growth area boundaries with provisions for phased annexation and extension of streets and utilities.
- Require adequate provision of City services before development is approved in future growth areas.
- Encourage development of employment clusters which can be served by public transit, and promote higher density housing near employment centers to promote greater transit use.
- Establish an areawide approach to cooperatively manage future growth including City and County governments, schools districts, townships, and other public utility providers.

Rural Area

The extraterritorial planning jurisdiction surrounding Sioux Falls contains vast areas of agricultural land on which urban development will not be desirable during the planning period. Both city residents and the rural community have a fundamental interest in preventing scattered and haphazard development patterns in outlying areas. Rural area development policies which should be jointly pursued by the City of Sioux Falls, Minnehaha County, Lincoln County, and area townships are those listed below. In areas where development would result in problems, which require extensive public and private expenditures to correct, existing and future property owners will be protected and governmental expenditures minimized by managing development in accordance with these policies.

- Recognize the growth area boundary as the division between urban and rural densities and services, and maintain a compact and orderly pattern of urban growth and development that will promote an efficient use of present and future public investments in roads, utilities, and other services.
- Beyond the urban service boundary, encourage agriculture to remain the dominant land use activity and minimize the cost of providing future public services and facilities by maintaining a rural population density and preserving agricultural lands.
- Limit the subdivision of land for non-farm-related residential development outside the urban service area to low density projects that will not conflict with agricultural operations or create negative economic impacts on local governments for provision of public services and facilities.

- Avoid scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access, and proper water and sewer systems.
- Discourage driveway entrances onto highways and other major roads where locations may result in traffic hazards or impede traffic flow, and provide adequate right-of-way for future arterial traffic routes in accordance with the adopted major street plan.
- Prevent development in areas that are environmentally unsuitable for buildings or septic systems, and protect major drainageways, floodplains, steep slopes, or other natural areas from incompatible development which may result in environmental problems.
- Coordinate school impacts associated with future development with the Sioux Falls School District and other adjacent school districts, to continue the policy of cooperative school-park land acquisition and construction in new residential areas.