



# SHAPE SIOUX FALLS

2050

**COMPREHENSIVE DEVELOPMENT PLAN**

**Draft 12-22-2025**



DRAFT 12-22-2025



# Letter from the Mayor

Dear Residents and City Council,

I am proud to introduce the Shape Sioux Falls 2050 Comprehensive Plan. After two years of public engagement and work alongside our consultant and various stakeholders, this important document provides a roadmap for where and how our city will grow over the next 25 years. This plan advances a vision for the future using our One Sioux Falls framework as a guide. That framework has helped us focus on strategies to address today's trends that will have the biggest impact on the next generation. Our city teams with the help of the Comprehensive Plan Advisory Committee and other partners, engaged the public through a variety of mediums to ensure that all residents who wanted to, were able to participate and provide input in the planning process.

Throughout this process, a significant effort was placed on the need to engage with our residents to help shape this plan. City staff connected across neighborhoods and held several events to meet people where they live, work, and play. As more families choose Sioux Falls as their home, it's important to hear what drew them here and ensure we continue to meet their needs by shaping future growth strategically.

Sioux Falls is a vibrant community and is nationally recognized as one of the best places to live, visit, and retire. In fact, Sioux Falls is considered one of the best-run cities in America, ranking 7th overall in a 2025 WalletHub study. These third-party validations are the result of years of well-managed and planned growth. It's in our City's DNA. Looking to the future, Sioux Falls must also understand and be prepared to meet the trends that will inevitably affect us. These trends include providing accessible housing, building and maintaining resilient infrastructure, and addressing societal needs.

Within this Comprehensive Plan, you will find a vision for a stronger Sioux Falls that proposes a growth strategy to accommodate the trends prioritized by city residents. The plan's goals will require the commitment of City government including our elected officials, the business community, and our residents. The Shape Sioux Falls plan has proven to be a vital document in guiding our community through smart, strategic growth. I hope elements of this updated plan will continue to both inform and inspire the strategies and investments of community partners, big and small. We are taking care of today for a better tomorrow through this plan, setting our community up for the next 25 years.

Best Regards,

Paul TenHaken





# Acknowledgments

## City Council

- Paul TenHaken, Mayor
- Rich Merkouris, Chair
- Jennifer Sigette, Vice Chair
- David Barranco
- Miranda Basye
- Sarah Cole
- Curt Soehl
- Ryan Spellerberg
- Richard Thomason

## Planning Commission

- Aaron Norman, Chair
- Erica Mullaly, Vice Chair
- John Paulson
- Bradyn Neises
- Dana Fisher
- Dave Van Nieuwenhuyzen
- Janet Kittams
- Mike Gray

## Comprehensive Plan Advisory Committee

- Larissa Deedrich | Sioux Falls Housing & Redevelopment Commission
- Joan Franken | Costello Companies
- Rocky Welker | Habitat for Humanity of Greater Sioux Falls
- Janet Kittams | Planning Commission
- Erik Nyberg | Planning Commission
- Mike Gray | Planning Commission
- Jerry Jongeling | Lincoln County Planning Commission
- Rebecca Kiesow-Knudsen | Lutheran Social Services
- Brian Mulder | Volunteers of America / Representative District 11
- Tammie Denning | Inter-Lakes

## Community Action

- Erik Gaikowski | Downtown Sioux Falls
- Dr. David O'Hara | Environmental Interest
- Teddi Mueller | Home Builders Association of the Sioux Empire
- Kenley Lamberty | Realtor Association of the Sioux Empire
- Dean Dziedzic | Sioux Falls Development Foundation
- Tom Hurlbert | McKennan Park Neighborhood
- John Nordlie | Oakview Neighborhood
- Sophie Johnson | Souteastern Council of Governments
- Steve Van Buskirk | Van Buskirk Companies
- Luke Jessen | Lloyd Companies
- Kelly Nielson | Nielson Construction
- Brady Hyde | Empire Companies
- Bonnie Duffy | Minnehaha County Planning Commission
- Jeff Kreiter | Sioux Falls School District
- Jennifer Hoelsing | Visual Arts Committee
- Kady Wittman | Representative District 15 / Sioux Falls Family YMCA
- Jesse Deffenbaugh | Deffenbaugh Homes

## City Staff

- Planning and Development Services
- Parks and Recreation
- Public Works

## Consultant Team

CONFLUENCE

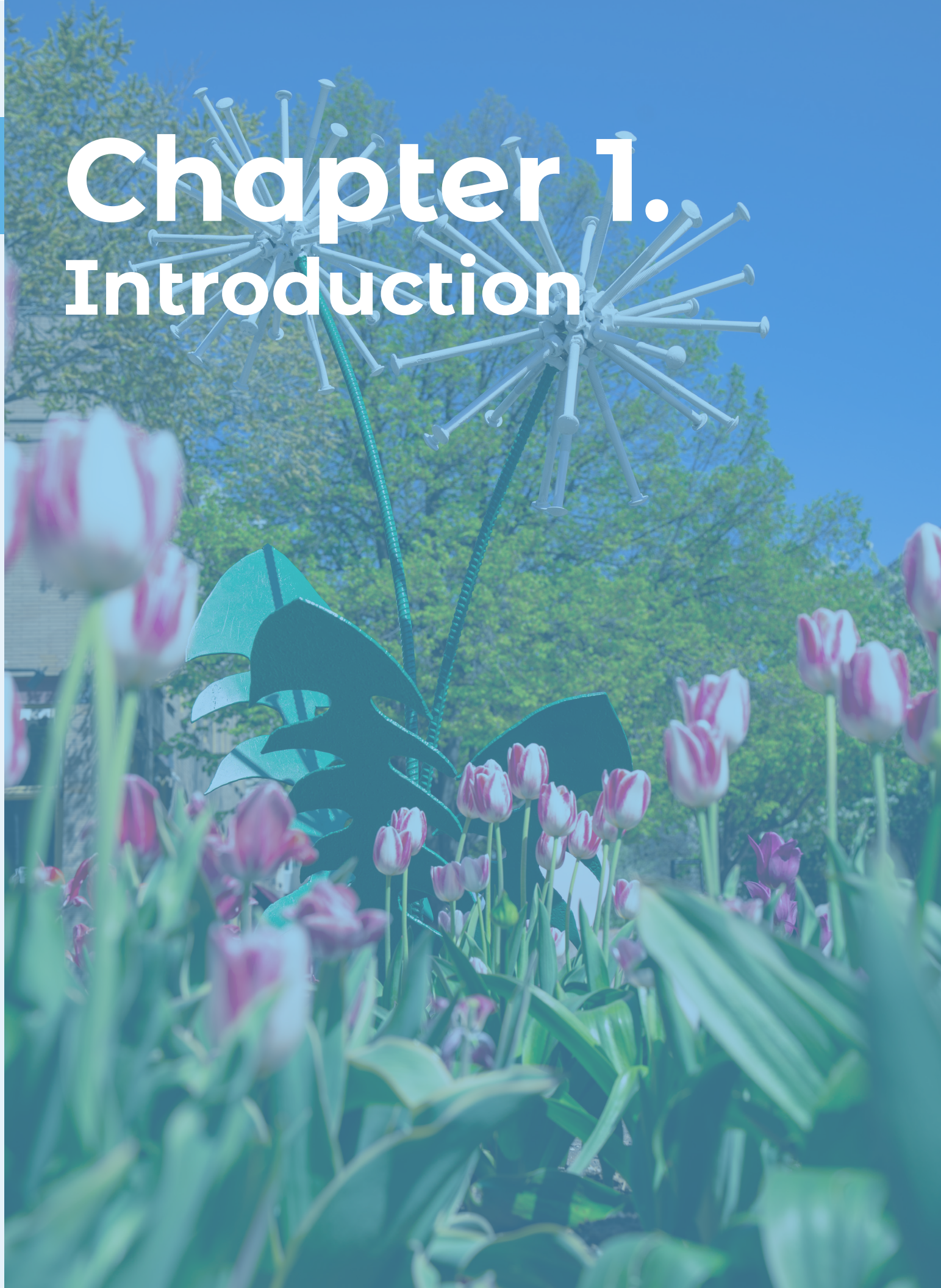
# Table of Contents

<b>Chapter 1: Introduction</b>	<b>6</b>
<b>Chapter 2: Community Demographics</b>	<b>14</b>
<b>Chapter 3: Natural Resources</b>	<b>32</b>
<b>Chapter 4: Facilities</b>	<b>38</b>
<b>Chapter 5: Growth Management</b>	<b>48</b>
<b>Chapter 6: Land Use</b>	<b>66</b>
<b>Chapter 7: Transitions</b>	<b>78</b>
<b>Chapter 8: Trends and Recommendations</b>	<b>96</b>
<b>Chapter 9: Sub-Areas</b>	<b>126</b>
<b>Chapter 10: Neighborhoods</b>	<b>132</b>
<b>Chapter 11: Implementation</b>	<b>140</b>



# Chapter 1.

## Introduction



## Chapter 1:

# Introduction

## Introduction

The Shape Sioux Falls 2050 Comprehensive Development Plan marks a continuation of the progressive planning tradition within Sioux Falls. In November of 1950, the City of Sioux Falls adopted the Harlan Bartholomew Plan. 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 resiliency by acknowledging that growth is contingent upon both demands of the private marketplace and fiscal resources of the community. In 1996, the 2015 Growth Management Plan was adopted and continued that tradition. A new Comprehensive Development Plan, Shape Sioux Falls 2040, was completed in September of 2009 with a minor update completed in August of 2019.

## 100 Years of Planning

Shape Sioux Falls 2050 builds on the success and work of prior comprehensive plans. The first comprehensive plan was adopted in 1950, when the city had a population of nearly 53,000 residents. This update will look out 100 years from that first plan to the year 2050. Anticipated population is between 370,000 and 413,600. With several updates between then and now, the primary goal has generally remained the same: guide and foster growth while maintaining a high quality of life.

*Sioux Falls Planning Board Elects Officers, Begins Work*



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 apparent, certain problems associated with unmanaged growth are more difficult to foresee.

Financing public facilities, managing growth, revitalizing older neighborhoods, addressing housing needs, and providing quality-of-life improvements are a few of the important issues and opportunities 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 or lose the unique quality of life which the city now enjoys. The Shape Sioux Falls 2050 Comprehensive Development Plan is intended to provide the city with updated guidance needed to respond to this challenge. Its purpose is to improve the built environment of the community, to facilitate and implement best practices, to inject long-range considerations into short-range actions, and to bring professional and technical knowledge making decisions concerning the physical development of the community. If fully utilized by decision makers, the community, and its leaders, the plan will serve as a blueprint for the continued orderly development of Sioux Falls.

## Chapter 1:

# Introduction

This plan provides a major update of Shape Sioux Falls 2040 and recommends new policy initiatives for the management of growth and development in and around Sioux Falls along with an updated future land use plan. The phrase “planning period,” when used in this document, refers to the roughly 25-year time span which extends to the year 2050.

## Current Conditions and Future Trends

Sioux Falls has a history of steady and reliable growth. In recent years, development within the city has been defined by billion dollar permitting years and shifting market trends. Since the last plan update in 2019 there have been drastic changes to population and retail trends due to the COVID-19 pandemic, expansion in housing and medical needs for an aging Baby Boomer generation, growing purchasing power of Generation Z, and rising costs in housing, goods, and services. Despite and in some instances because of these challenges, the city has moved forward with many major commercial and industrial development projects as well as adding 14,000 housing units since 2020.

Specific projects that have shaped the city in recent years include:

- Amazon Fulfillment Center
- Veterans Community Project
- Sioux Falls Airport Parking Ramp
- Augustana University’s Midco Arena (hockey)
- Dakota State University’s cybersecurity research center
- Downtown redevelopment of the Steel District and Cherapa properties

- South Dakota State One Stop
- Expansion of Veterans Parkway
- Sioux Area Metro transit reimagining and expansion
- Wastewater Treatment Plant expansion
- City of Sioux Falls Safety Training Center
- Extensive medical campus investment at Sanford Main Campus, Avera Main Campus, and Avera South Campus

It is within this context of outward growth, internal reinvestment, and overall shifting market trends, that Shape Sioux Falls 2050 is written. The original Shape Sioux Falls planning process in 2009 included extensive public engagement resulting in foundational goals and implementation strategies. This plan expanded on that public input, with a multi-faceted engagement process that saw staff meet with people at events, meetings, workshops, one-on-one interviews, group interviews, a statistically valid survey, online engagement, and public hearings.

Across all engagement, a series of key themes and takeaways were identified:

- Housing and Neighborhoods
- Transportation and Mobility
- Conservation and Resiliency
- Economic and Cultural Development
- Community Health and Services
- Infrastructure and Public Spaces

## Chapter 1:

# Introduction

## What is a Comprehensive Development Plan and How is it Used?

A comprehensive plan serves to establish goals, objectives, and strategies intended to guide and accomplish coordinated, adjusted and harmonious development. The comprehensive planning process is a time for city officials and community members to come together to establish a shared vision for the future and explore challenges and opportunities within the city and surrounding Sioux Falls growth areas. Shape Sioux Falls 2050 is the next phase of comprehensive planning for the City of Sioux Falls. This plan looks to the year 2050 and imagines development within the serviceable region.

A comprehensive development plan also serves as a guide and legal basis for a city's zoning and subdivision regulations. These plans are long-range in nature and discuss a wide breadth of topics. They need to be regularly reviewed and updated to remain accurate and relevant.

The chapters found within the Shape Sioux Falls 2050 Comprehensive Development Plan were constructed based on thorough data analysis of existing conditions and future trends along with the input of the public, community stakeholders, Planning and Zoning Commission, and the City Council. This Plan identifies a vision for the future of a Sioux Falls through the year 2050 and beyond.

This Plan should be regularly referenced and utilized for decision-making related to new growth and development projects, infill and redevelopment plans, prioritization of public infrastructure investments, future land use

amendments, and annexations and rezonings.

## Legal Basis for City Zoning

The Shape Sioux Falls 2050 Comprehensive Development Plan has been drafted in line with the authority granted by the State of South Dakota, which requires cities to base their zoning regulations in accordance with a comprehensive plan (SDCL §11-4-3). This plan provides the essential data, narratives, and maps to guide and assist city leadership and civic boards make informed decisions regarding policy, zoning, annexation, and development proposals.

## What Are Policies?

Policies are usually shared in official plans and approved by the appropriate governing body. The term “public policy” always refers to the actions of government and its intentions. A policy is also a deliberate plan of action to guide decisions and achieve rational outcome(s). Government implements policy through ordinances, budgets, and administrative rules or standards.



## Chapter 1:

# Introduction

The first stage of any planning process is the identification of general goals, objectives, and strategies based on community priorities and values. During the public input phase of the Shape Sioux Falls 2050 update, six key themes and priorities emerged.

### 6 Key Trends

1. Housing and Neighborhoods
2. Transportation + Mobility
3. Conservation + Resiliency
4. Economic + Cultural Development
5. Community Health + Services
6. Infrastructure + Public Spaces

The three main goals from Shape Sioux Falls 2040 have been carried forward into the new 2050 plan and includes:

### 3 Main Goals

**GOAL 1:** Effectively Manage Growth

**GOAL 2:** Plan Neighborhoods, Land Use, and Urban Form

**GOAL 3:** Improve the Resilience of the Community

Each goal has several identified objectives to define a strategy to address the trends and recommendations identified during the 2050 plan update. A detailed strategy to implement the goals and objectives is within the following chapters of this plan. In no particular order, each goal lists chapters in the plan to provide main strategies.

## Goals + Objectives

### *Goal 1: Effectively Manage Growth*

#### **Objective 1A - Orderly and Efficient**

**Growth:** Support well-planned, efficient urban development that benefits all city residents, preserves quality of life, and ensures the continued delivery of essential services.

**Objective 1B - Rural Preservation:** Protect the character of agricultural uses and neighboring communities by guiding growth in a way that respects rural character and avoids development before infrastructure is available.

**Objective 1C - Planned Growth:** Foster developments which function 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.

### *Goal 2: Plan Neighborhoods, Land Use, and Urban Form*

#### **Objective 2A - Arrange Neighborhoods:**

Provide a suitable living environment for all residents—regardless of income—and preserve the city's neighborhoods as the valuable resource which they represent. Develop neighborhood schools, parks, commercial service centers, and a mix of housing types and densities in all neighborhoods.

#### **Objective 2B - Land Use Transitions:**

Achieve an arrangement of activities which will promote harmonious interaction among the various elements of the community and minimize land use conflicts.

## Chapter 1:

# Introduction

### **Objective 2C - Develop Places, Not Just Spaces:**

Encourage development that emphasizes the form and function of development, along with pedestrian-oriented features on the site, rather than just the particular uses that occur in a building.

**Objective 2D - Community Identity:** Enhance the identity of Sioux Falls as a place of unique heritage, and culture in which all residents can take pride.

### **Goal 3: Improve the Resiliency of the Community**

#### **Objective 3A - Environmental Stewardship:**

Part 1 - Attain an aesthetically attractive urban development which is sustainable and compatible with the ecological systems of the areas, maintain air and water quality standards, while considering cultural, and natural resources.

#### **Objective 3B - Economic Health:**

Part 1 - Enhance and Diversify the Economy: Preserve and enhance the existing economic base of Sioux Falls and achieve continued and well-balanced economic development and employment opportunities. Develop Sioux Falls as a diversified regional center.

Part 2 - Efficient Economy: Minimize the total economic cost of providing housing, utilities, transportation, public facilities, and services.

Part 3 - Neighborhood Conservation: Prevent neighborhood blight through housing rehabilitation, property maintenance, making accessible housing available in different areas, cleanup programs, and capital improvement investments.

#### **Objective 3C - Community Support:**

Part 1 – Support Opportunities and Choice: Provide residents with a reasonable choice of living environments, vocational and education opportunities, and cultural and recreational amenities; and respect the right of each individual to be unique.

Part 2 - Community Well-Being: Achieve an urban environment which supports the well-being of all residents, where people enjoy personal safety and have social and health services available.

Part 3 - Encourage Participation: Continue to optimize the participation of residents and organizations in public decisions affecting the development of the urban area.

Part 4 - Accountable Government: Continue to maintain a government that is accessible, effective, and cooperative with residents and other public and private jurisdictions.

# Introduction

## How is this plan used?

Shape Sioux Falls 2050 Comprehensive Plan is a policy document used by city leaders and staff, developers, business owners, residents, and any other city interest holders to guide and understand land use and policy decisions.

- **Residents** can use this plan to understand the big picture vision for their city.
- **City Staff** use this plan to help make recommendations about new development, plan the city's budget and future projects, and find local laws (called ordinances) that support putting the plan into action.
- **City Council and appointed boards** use this plan as the basis for making decisions on specific development applications and ordinance updates. The plan serves as a reference point for the long-term vision for the city.
- **Other agencies** including other city departments, may use this plan to align with city goals and implement mutually supported goals.
- **Development professionals** can rely on this plan to provide clarity on where and when development may be supported.

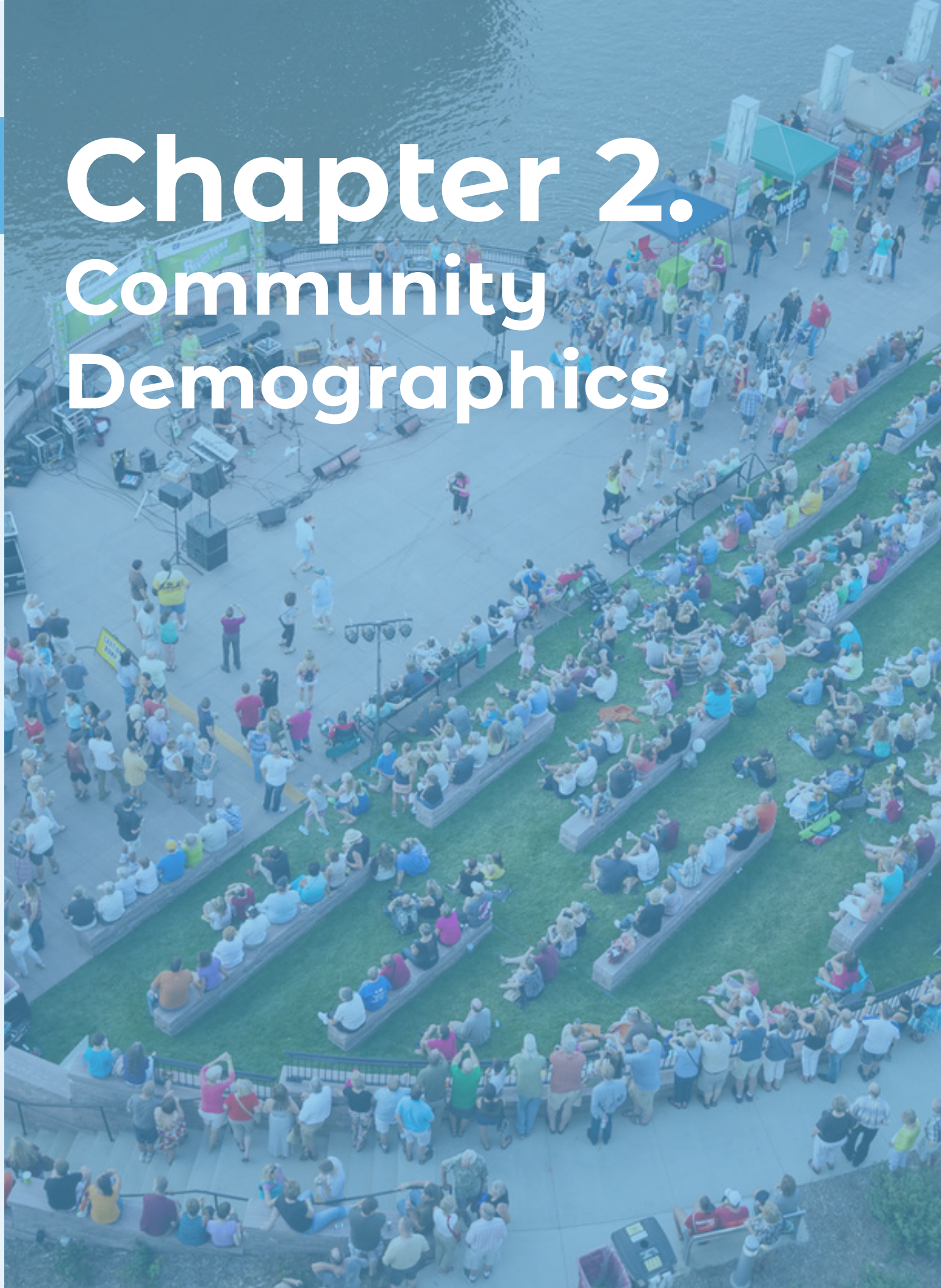


*This page intentionally left blank.*



# Chapter 2.

## Community Demographics



## Chapter 2:

# Community Demographics

## Community Trends + Projections

### *Population Trends*

The population of Sioux Falls has grown steadily since its incorporation as a village in 1876. Rapid growth transformed the city during the “Dakota Boom” decade of the 1880s, when the population increased from 2,100 to more than 10,100 by 1890. Population growth continued throughout the following decades and made Sioux Falls a regional urban center.

According to Census statistics, Sioux Falls grew from 100,836 in 1990 to 192,517 in 2020. The population increased 23% between 1990 and 2000, and increased 24% between 2000 and 2010, and increased 25.1% between 2010 and 2020. The population of Sioux Falls grew by 27,071 residents between 2020 and the end of 2024, exceeding 200,000 residents for the first time. Despite the challenges of a global pandemic, Sioux Falls has continued to grow at a steady rate. Sioux Falls is becoming more racially and ethnically diverse. While the population is still predominantly white, the percentage claiming a race or ethnicity other than white rose to 21% in 2020 as compared to 8.1% in 2000. Hispanic or Latino (of any race) has increased from 2.5% to 6.4%. Black or African American has also seen an increase from 1.8% to 6.3%. The Asian population has increased from 1.2% to 2.8%.

## The population of Sioux Falls continues to climb.

## Population Trends

The U.S. Census estimates:

- From 1990 to 2020, Sioux Falls grew from 100,836 residents to 192,517 residents, respectively.
- From 2020-2024, the population is estimated to have increased by an additional 27,071 residents.
- The city has seen continuous and strong population growth over the last three decades.



# Community Demographics

## Exhibit 2.A: Population Facts, 1990-2020

	Total Population	Median Age	Under 5 Years Old	5-19 Years Old	20-39 Years Old	40-64 Years Old	65+ Years Old
<b>1990</b>	100,836	31.3	7,989	21,094	36,820	23,156	11,777
<b>1990 %</b>	100.0%	-	7.9%	20.9%	26.5%	23.0%	11.7%
<b>2000</b>	123,975	33.0	9,072	26,153	40,883	34,135	13,732
<b>2000 %</b>	100.0%	-	7.3%	21.1%	33.0%	27.5%	11.1%
<b>2010</b>	153,888	33.6	12,329	29,704	48,306	46,753	16,769
<b>2010 %</b>	100.0%	-	8.0%	19.3%	31.4%	30.4%	10.9%
<b>2020</b>	192,517	36.4	13,561	37,972	58,144	54,899	27,941
<b>2020 %</b>	100.0%	-	7.0%	19.7%	30.2%	28.5%	14.5%

Source: U.S. Census Bureau, 1990-2020

**Exhibit 2.A: Population Facts, 1990–2020** illustrates local population trends. The median age increased from 33.0 in 2000 to 36.4 in 2020 but remained lower than state (38.5) and national (39.2) averages. An examination of the city's population by age cohort reveals several trends over this time period. Most age groups continued to show growth between 2000 and 2020. The following changes occurred from 2000 or 2010 to 2020:

- The 65+ age group increased by 10.9% in 2020 reflecting the aging of the “Baby Boom” generation. This is also illustrated in the 40-64 age group which decreased from 30.4 % in 2010 to 28.5% in 2020 of the total population.
- The 5-19 age group continues to grow and remains steadily around 20% of the population.

## Chapter 2:

# Community Demographics

## Exhibit 2.B: Demographic Facts, 1990-2020

	Total Population	White	Black or African American	American Indian or Alaskan Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Hispanic or Latino (or any race)
<b>1990</b>	100,836							
<b>1990 %</b>	100.0%	97.3%	0.6%	1.4%	0.6%	0.0%	0.2%	0.5%
<b>2000</b>	123,975	113,938	2,226	2,627	1,479	68	1,521	3,087
<b>2000 %</b>	100.0%	91.9%	1.8%	2.1%	1.2%	0.1%	1.2%	2.5%
<b>2010</b>	153,888	130,577	6,412	3,831	2,724	75	169	6,827
<b>2010 %</b>	100.0%	84.9%	4.2%	2.5%	1.8%	0.0%	0.1%	4.4%
<b>2020</b>	192,517	152,142	12,190	5,279	5,318	73	5,676	12,269
<b>2020 %</b>	100.0%	79.0%	6.3%	2.7%	2.8%	0.0%	2.9%	6.4%

Source: U.S. Census Bureau, 1990-2020

## Chapter 2:

# Community Demographics

### Housing Trends

Sioux Falls' housing stock growth outpaced population growth slightly during the last three decades. During this period the average household size in the city decreased from 2.4 (2000) to 2.29 (2020) per household, as shown in **Exhibit 2.C: City of Sioux Falls Housing Facts, 1990-2020**. The population increase of over 68,500 people from 2000 to 2020, and the 2.29 average household size, indicates that a need for 29,900 additional housing units between 2000 and 2020 - while 31,824 housing units were actually permitted.

This does not imply a surplus of available housing units. Demand for housing is ahead of construction, specifically for accessible housing. 2020 U.S. Census figures showed an increase in vacancy rate for owner occupied housing when compared to the previous decade: 6.1% in 2020 compared to 1.7% in 2010, 2.0% in 2000, and 1.0% in 1990. Since 2020, 5,144 single family dwellings have been constructed which matches the previous 5-year average. Traditionally, multi-family construction permits cycle with demand. In 2022 multi-family housing units reach an all-time high at 3,343. Permits issued since 2022 have decreased as supply has caught up with demand.

### Exhibit 2.C: Housing Units, 1990-2020

	Total Housing Units	Units in Structure, One Only	Vacancy Rate, Owned Units Only	Median Household Size
1990	41,568	25,190	-	2.53
1990 %	100.0%	60.6%	1.0%	-
2000	51,680	30,968	-	2.40
2000 %	100.0%	59.9%	2.0%	-
2010	66,283	43,387	-	2.4
2010 %	100.0%	65.1%	1.7%	-
2020	83,504	53,777	-	2.29
2020 %	100.0%	64.4%	6.1%	-

Source: U.S. Census Bureau, 1990-2020

# Community Demographics

## Housing Trends

- Residential development outpaced the population growth slightly over the last three decades.
- The average household size declined from 2.4 persons in 2000 to 2.29 in 2020.
- The accelerated housing construction is a positive result, ensuring there is a variety of unit types and availability throughout the city.

## Why Homeowner Vacancy Rate Matters

The vacancy rate for owner-occupied homes helps show how well the housing market is working. A low vacancy rate usually means homes are in demand and people are buying and staying in them. A high vacancy rate can mean there are more homes than people looking to buy, or that people are moving away or struggling to afford a home.

- Tracking this number helps the city:
  - Understand housing supply and demand
  - Plan for future growth or redevelopment
  - Support neighborhood stability
  - Make informed decisions about where to build or improve housing in the city.

## Chapter 2:

# Community Demographics

The percentage of household income going towards housing costs is a significant issue in Sioux Falls, as it is elsewhere in the country. In 2023, 21.8% of households paid more than 30% of their income to housing costs compared to 19.2% in 2013. Additionally, 40.8% of Sioux Falls renter households paid over 30% of their income to rent expenses, compared to 39.5% in 2007.

There has been significant growth in both owner-occupied and renter-occupied units over the last 20 years. Owner-occupied units increased by 16,425 units between 2000 to 2020, or 2.2%. The number of rental units increased by 12,429 units between 2000 to 2020 or 2.5%. Overall owner occupancy is trending downwards this decade. In 2000 it was 61.1%, in 2010 it was 62.4%, and decreased to 59.5% in 2020.

The composition of the housing stock has also changed. Single-family dwellings accounted for 57% of all housing units in 2000 and dropped to around 52% by 2020. In comparison, single-family dwellings accounted for 70% of all housing units in 1970.

A increasing number of units within the city's housing stock are now made up of twin homes and townhomes. In 2010 they made up 5% of the overall housing market whereas in 2020 they made up 8% of the market. From 2000 to 2020, multifamily housing remains consistent while making up 36% of the housing market in 2000 and 35% in 2020.

**Exhibit 2.D: Housing Permits**, shows building permit data for the city and can be used to reflect on historic trends. 2000 and 2010 Census efforts continue to documents this trend with the percentage of single-family homes decreasing and multifamily units increasing.

Between 2000 and 2020, single-family homes decreased from 66.2% to 63.0%, while multifamily increased from 33.8% to 37.0%.

Sioux Falls needs to continue supporting a mix of housing types to match different income levels, lifestyles, and ages.

In 2023, nearly 1 in 5 homeowners and over 2 in 5 renters spent more than 30% of their income on housing which is a common threshold for being considered “cost burdened.”

### *The Housing Mix is Changing*

- Single-family homes are making up a smaller share of the total housing stock.
- Townhomes and twin homes are growing—showing a shift toward more compact, attached housing types.
- Multifamily housing is steady and makes up about 35–37% of all housing.

### *More Diverse Housing is Being Built*

- The city is responding to changing needs by allowing and encouraging more housing variety.
- This helps offer different price points and housing choices, especially for renters, first-time home buyers, or smaller households.

## Exhibit 2.D: Housing Permits, 1970-2024

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979
Single-Family	259	305	292	362	260	335	408	518	516	614
Multi-Family	45	603	780	631	266	417	1,087	1,204	360	284
	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Single-Family	639	188	159	516	610	426	368	325	350	339
Multi-Family	235	180	175	484	876	183	279	100	509	558
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Single-Family	406	469	586	534	531	517	626	730	854	891
Multi-Family	175	539	259	652	679	547	427	341	239	306
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009*
Single-Family	1,088	1,129	1,085	1,286	1,298	1,216	1,278	1,231	722	513
Multi-Family	737	780	451	474	281	401	290	516	772	636
	2010*	2011*	2012*	2013*	2014*	2015*	2016*	2017*	2018*	2019*
Single-Family	522	517	884	1,023	835	932	1,058	1,195	1,077	999
Multi-Family	232	310	485	1,016	1,069	804	1,589	1,215	945	643
	2020*	2021*	2022*	2023*	2024*					
Single-Family	1,146	1,311	1,041	752	894					
Multi-Family	742	1,821	3,343	1,930	1,256					

\*Two-Family Units figured as Multi-Family units starting in 2009.  
Source: City of Sioux Falls

## Chapter 2:

# Community Demographics

### *Employment Trends*

Nonfarm employment in the Sioux Falls Metropolitan Statistical Area—which includes all of Lincoln, Minnehaha, Turner and McCook Counties—grew 1.4% from 2000 to 2020. The number of jobs expanded rapidly, increasing by over 36,000 workers during that time. The unemployment rate remained lower than the national unemployment rate of 4.0% with a 1.7% unemployment rate in 2020. Consistent net in-migration signals that local labor demand is outpacing internal supply, attracting new residents to fill workforce needs. Figures for nonfarm employment appear on **Exhibit 2.E: Nonfarm Employment, Sioux Falls MSA.**

Over the last ten years, employment in the Natural Resources industry grew by 5.0% from 2014 to 2024, making it the fastest-growing area of employment. The Transportation sector also grew faster than the rate for total employment during the same period, increasing by 4.1%. Employment in the Professional, Health, Hospitality, and Government sectors grew substantially, but at a rate slightly below the growth rate for total employment. Information and Financial were two sectors that saw decreases during this ten-year time frame.



## Exhibit 2.E: Nonfarm Employment, Sioux Falls MSA, 1980-2024

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2024
<b>Manufacturing</b>	8,241	8,373	10,400	13,300	13,300	12,572	11,190	13,600	14,400	15,700
<b>Construction and Mining</b>	2,677	2,718	3,600	4,600	6,300	7,633	6,896	8,000	9,300	12,200
<b>Transportation</b>	4,898	4,720	3,500	4,400	4,500	4,165	4,355	5,600	5,600	8,100
<b>Trade (retails and wholesale)</b>	17,051	17,666	17,000	19,500	21,600	22,718	23,269	26,500	31,700	37,700
<b>Finance</b>	3,433	6,040	9,100	10,200	14,900	15,374	15,262	16,100	15,800	14,700
<b>Services</b>	13,550	17,258	30,000	37,300	46,800	59,982	55,205	67,000	69,800	99,100
Health/Education	-	-	13,000	16,100	19,300	20,990	24,840	30,400	32,100	37,900
Leisure/Hospitality	-	-	7,400	9,200	10,900	12,138	12,732	14,600	13,900	17,600
Information	-	-	1,900	2,100	2,800	2,881	2,930	2,700	2,600	2,600
Prof/Business	-	-	3,900	5,600	8,800	9,200	11,209	14,400	15,600	17,500
Other Services	-	-	3,800	4,300	5,000	3,348	3,494	4,900	5,600	6,700
Government	7,361	7,919	9,500	10,300	11,100	11,425	12,683	13,500	14,100	16,800
<b>TOTAL EMPLOYMENT</b>	<b>57,211</b>	<b>64,694</b>	<b>83,100</b>	<b>99,600</b>	<b>118,500</b>	<b>122,444</b>	<b>129,179</b>	<b>150,300</b>	<b>154,800</b>	<b>179,400</b>

May 2025 - Preliminary and subject to revision.

Source: South Dakota Labor Market Information Center

## Exhibit 2.F: Civilian Labor Force and Unemployment, Sioux Falls MSA, 1980-2024

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2024
<b>Total Unemployment</b>	2,899	3,139	2,103	2,305	2,330	4,080	6,350	3,805	6,149	2,957
<b>Unemployment Rate</b>	4.6%	4.6%	2.8%	2.3%	2.1%	3.4%	4.8%	2.6%	3.9%	1.7%
<b>Labor Force</b>	63,142	67,971	74,228	97,790	111,195	120,565	133,560	144,580	157,272	174,835

May 2025 - Preliminary and subject to revision.

Source: South Dakota Labor Market Information Center

## Chapter 2:

# Community Demographics

### *Population Projections*

A continued, steady rate of population and housing growth is anticipated for the future of Sioux Falls. **Exhibit 2.G: Population Projections for the City of Sioux Falls**, **Exhibit 2.H: Population Projections by County for the City of Sioux Falls MSA**, and **Exhibit 2.I: Population Projections by Age for the City of Sioux Falls** show population projections for the city, with breakdowns by county of residence and age group, and for each of the five counties which comprise the Sioux Falls Metropolitan Statistical Area (MSA). Rock County, MN was included in the Sioux Falls MSA in the 2020 Census.

The major trends in Sioux Falls population statistics include:

- Natural increase (more births than deaths) and net in-migration (more residents arriving than leaving) are both expected to make strong and equal contributions to future population growth.
- Population trends reflect that residents are living longer, marrying, and starting their families at a later age, and are having fewer children per family.
- The “Baby Boomer” generation (born between 1946 through 1964) show strong increases in the over-65 population.
- The Sioux Falls MSA continues to have a positive net in-migration. Meaning more people moved into the MSA than moved out of the MSA. This explains the continued demand for housing.
- The medium-range population projections shown in **Exhibit 2.G: Population Projections for the City of Sioux Falls** assumes the population will increase by 58,412 people in the next 10 years (2025 to 2035) and 176,112 persons between now and 2050.
- Millennials (born between 1981 and 1996) continue to make up the largest share of the workforce of any generation, followed by Gen X. Gen Z (born between 1997 and 2012) has now entered the workforce and surpasses the Baby Boomer generation’s share of the labor force. This large and growing segment of the economy will represent a shift in population trends and drive future development needs throughout the study period. Gen Alpha is just beginning to enter the workforce. In short, the changing makeup of the workforce means the city must adapt to meet the evolving needs and expectations of younger generations.
- The demand for housing will be based upon the following trends as projected.
- Housing demand takes into consideration declining average household size, an increase in demand for senior housing, as well as in-migration. To meet the needs of a growing senior population, planning should continue to focus on three key areas. First, it should expand the supply of senior-friendly housing, including accessible homes, smaller units, ADUs and assisted living options. Second, it should continue supporting aging in place by designing walkable neighborhoods with access to healthcare, transit, and daily services. Third, it should guide new development areas with existing infrastructure, helping seniors stay connected to the community.
- The percentage of single-family housing units as a portion of the whole will decrease over the planning period as housing affordability and lifestyles change. The City plans for this growth by supporting infill development and encouraging higher-density housing in areas where infrastructure already exists, helping reduce the need to expand outward. As housing needs and lifestyles change, the percentage of single-family homes will likely decline, making way for a wider variety of housing types that are better suited to a growing and diverse population.

## Exhibit 2.G: Population Projections for the City of Sioux Falls\*\*\*

	2000*	2010*	2015**	2020*	2025**	2030	2035	2040	2045	2050
<b>Low</b>	123,975	153,888	169,800	192,517	219,588	243,700	270,600	300,300	333,400	370,000
<b>Medium</b>	123,975	153,888	169,800	192,517	219,588	247,000	278,000	312,700	351,700	395,700
<b>High</b>	123,975	153,888	169,800	192,517	219,588	249,200	282,900	321,100	364,400	413,600

\*U.S.Census Bureau \*\*City of Sioux Falls Estimate \*\*\*Projections = range from 2.2% to 2.7% yearly increase

All projected populations figures are rounded to the nearest 1,000 people.

## Exhibit 2.H: Population Projections by County for the City of Sioux Falls MSA

	2000*	2005	2010*	2015	2020*	2025	2030	2035	2040	2045	2050
<b>Lincoln</b>	24,131	32,600	44,828	57,450	65,161	76,597	88,033	99,468	110,904	122,340	133,776
<b>Minnehaha</b>	148,281	161,000	169,468	178,800	197,214	214,273	237,311	248,391	277,311	282,509	299,568
<b>Turner/ McCook</b>	14,681	14,450	13,965	14,000	14,355	15,050	15,950	16,250	16,550	16,700	16,900
<b>Turner/ McCook/ Rock</b>	-	-	-	-	-	24,601	25,720	26,055	26,395	26,555	26,770
<b>TOTAL</b>	<b>187,093</b>	<b>208,050</b>	<b>228,261</b>	<b>250,250</b>	<b>276,730</b>	<b>315,471</b>	<b>351,064</b>	<b>373,914</b>	<b>414,610</b>	<b>431,404</b>	<b>460,114</b>

\*U.S.Census Bureau

## Exhibit 2.I: Population Projections by Age

	2000	2000%	2010	2010%	2015*	2015%	2020	2020%
<b>Total</b>	<b>123,987</b>	<b>100.00%</b>	<b>153,888</b>	<b>100.00%</b>	<b>169,800</b>	<b>100.00%</b>	<b>192,517</b>	<b>100.00%</b>
<b>0-4</b>	9,075	7.32%	12,173	7.91%	14,110	8.31%	13,561	7.04%
<b>5-19</b>	26,159	21.10%	29,916	19.44%	32,075	18.89%	37,972	19.72%
<b>20-39</b>	40,887	32.98%	48,213	31.33%	52,230	30.76%	58,144	30.20%
<b>40-64</b>	34,130	27.53%	46,967	30.52%	51,840	30.53%	54,899	28.52%
<b>65+</b>	13,736	11.08%	16,620	10.80%	19,544	11.51%	27,941	14.51%

Note: U.S. Census data utilized for projections shown below use different age breakdowns than the above graph.

	2025**	2025%	2030**	2030%	2035**	2035%	2040**	2040%	2045**	2045%	2050**	2050%
<b>Total</b>	<b>219,588</b>	<b>100.00%</b>	<b>247,000</b>	<b>100.00%</b>	<b>278,000</b>	<b>100.0%</b>	<b>312,700</b>	<b>100.00%</b>	<b>351,700</b>	<b>100.00%</b>	<b>395,700</b>	<b>100.00%</b>
<b>0-5</b>	11,880	5.41%	13,190	5.34%	14,623	5.26%	16,104	5.15%	17,585	5.00%	19,231	4.86%
<b>5-13</b>	23,145	10.54%	24,453	9.90%	26,910	9.68%	29,988	9.59%	33,306	9.47%	36,721	9.28%
<b>14-17</b>	11,067	5.04%	11,807	4.78%	12,288	4.42%	13,540	4.33%	15,193	4.32%	17,015	4.30%
<b>18-24</b>	20,312	9.25%	21,983	8.90%	23,519	8.46%	25,079	8.02%	27,362	7.78%	30,865	7.80%
<b>25-44</b>	59,113	26.92%	66,616	26.97%	74,699	26.87%	82,803	26.48%	91,442	26.00%	100,033	25.28%

\* Estimate

\*\* Projection

# Community Demographics

## Exhibit 2.J: Housing Type by Year

	1970	1970 %	1980	1980 %	1990	1990 %
Single-Family (includes manufacturing housing)	17,147	72.85%	21,492	65.20%	27,526	66.67%
Multi-Family	6,389	27.15%	11,469	34.80%	13,763	33.33%
<b>Total</b>	<b>23,536</b>	<b>100.00%</b>	<b>32,961</b>	<b>100.00%</b>	<b>41,289</b>	<b>100.00%</b>

	2000	2000 %	2010	2010 %	2015	2015 %
Single-Family (includes manufacturing housing)	34,260	66.24%	45,331	68.39%	50,010	68.90%
Multi-Family	17,464	33.76%	20,952	31.61%	22,574	31.10%
<b>Total</b>	<b>51,724</b>	<b>100.00%</b>	<b>66,283</b>	<b>100.00%</b>	<b>72,584</b>	<b>100.00%</b>

	2020	2020 %	2025	2025%
Single-Family (includes manufacturing housing)	55,799	66.82%	56,959	63.03%
Multi-Family	27,758	33.24%	33,412	36.97%
<b>Total</b>	<b>83,504</b>	<b>100.00%</b>	<b>90,371</b>	<b>100.00%</b>

## Chapter 2:

# Community Demographics

### Current Land Use

A current land use database for parcels and structures is maintained by the City of Sioux Falls Civic Analytics and Planning and Development Services divisions. **Map 2.A: Existing Land Use Acreages and Percentages by Year**, includes the current land use as of January 1, 2025. The number and percentage of acres by various land use categories are summarized below in **Exhibit 2.K: Land Use** for 2010, 2015, 2020, and 2025. **Exhibit 2.L: Existing Land Use Acreage Averages by Year**, identified the average number of acres and percentage of the total acres by each of the various land use categories by year range listed.

### Land Area Projections

Since adoption of the Year 2000 Plan, city limit expansion has consistently followed growth area boundaries. **Map 2.B: Annexed Areas**, shows land areas annexed between 2000 and 2025. During this time, city limits increased from 57.8 square miles to 85.2 square miles.



## Current Land Uses in Sioux Falls 2010-2025

- City growth has followed the growth area boundaries, increasing from 57.8 square miles in 2000 to 85.2 square miles in 2025.
- Serviceable lots more than doubled from 2,971 acres (7.10%) to 6,317 acres (14.32%), a gain of over 3,300 acres.

## Chapter 2:

# Community Demographics

## Exhibit 2.K: Existing Land Use Acreages and Percentages by Year

	Land Use							
	2010		2015		2020		Jan. 1, 2025	
	Acres	%	Acres	%	Acres	%	Acres	%
Single-Family	10,524	27.15%	11,328	28.33%	12,349	29.53%	13,110.9	29.72%
Multifamily	1,196	3.08%	1,441	3.60%	1,785	4.27%	2,264.6	5.13%
Office/ Institutional	3,130	8.07%	3,424	8.56%	3,735	8.93%	4,154.9	9.42%
Commercial	1,946	5.02%	2,085	5.21%	2,312	5.53%	2,475.5	5.61%
Industrial	2,495	6.43%	2,545	6.36%	2,799	6.69%	3,561.8	8.07%
Mining/ Airport	2,871	7.41%	2,811	7.03%	2,736	6.54%	2,551.9	5.78%
Open Space	4,955	12.78%	5,199	13.00%	5,774	13.81%	6,461.1	14.65%
Agriculture	8,129	20.97%	8,022	20.06%	7,098	16.97%	2,923.7	6.63%
Serviceable Lots	3,258	8.40%	2,864	7.16%	2,971	7.10%	6,317.7	14.32%
Other	262	0.68%	269	0.67%	261	0.62%	295.9	0.67%
<b>TOTALS</b>	<b>38,766</b>	<b>100.00%</b>	<b>39,988</b>	<b>100.00%</b>	<b>41,820</b>	<b>100.00%</b>	<b>44,118.0</b>	

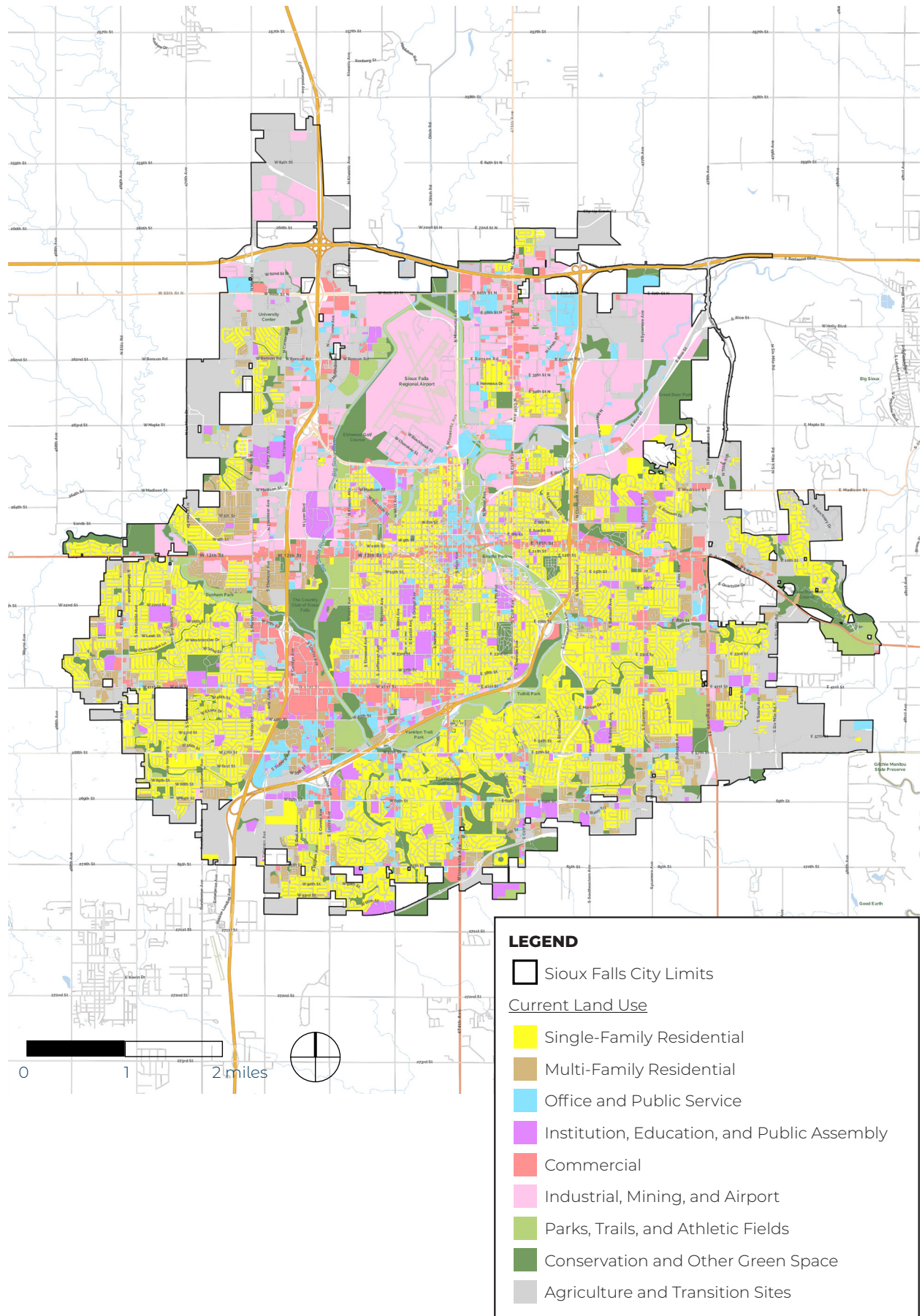
## Chapter 2:

# Community Demographics

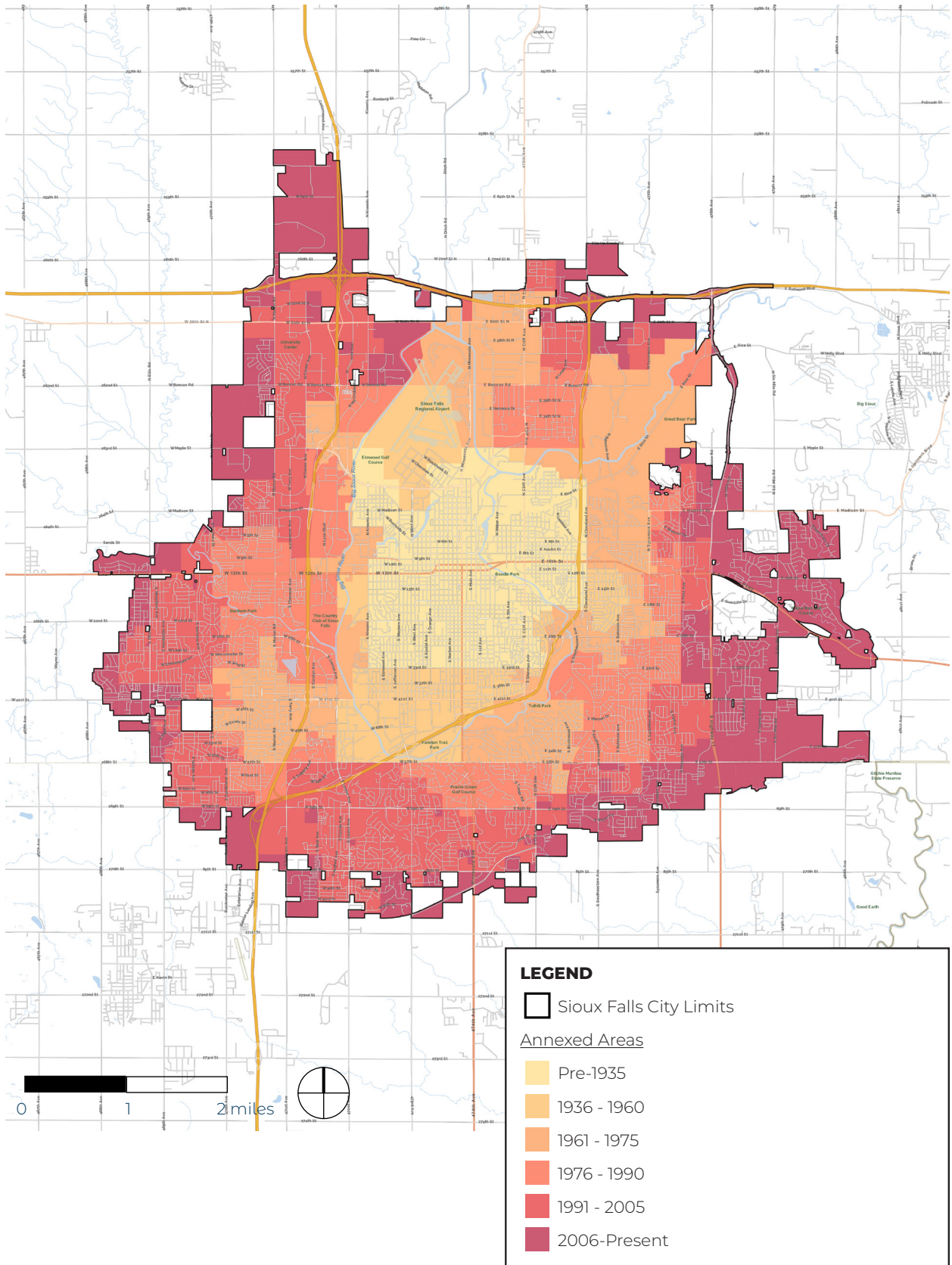
### Exhibit 2.L: Existing Land Use Acreage Averages by Year

	20 Year		10 Year		5 Year		3 Year	
	Averages							
	2003-2015	%	2014-2023	%	2019-2023	%	2021-2023	%
Single-Family	10,291	27.66%	12,048	27.54%	12,545	27.84%	12,740	29.52%
Multifamily	1,180	3.16%	1,697	3.02%	1,889	3.36%	1,985	4.60%
Office/ Institutional	3,034	8.13%	3,712	7.88%	3,852	8.49%	3,903	9.04%
Commercial	1,906	5.13%	2,226	5.09%	2,331	5.18%	2,363	5.48%
Industrial	2,459	6.64%	2,781	6.86%	2,951	6.32%	3,059	7.08%
Mining/ Airport	2,784	7.50%	2,725	7.70%	2,667	7.23%	2,620	6.07%
Open Space	4,739	12.73%	5,594	12.64%	5,951	12.85%	6,121	14.18%
Agriculture	7,266	19.41%	7,107	18.73%	6,120	20.36%	5,322	12.37%
Serviceable Lots	3,156	8.50%	3,428	9.11%	4,027	7.64%	4,771	11.03%
Other	413	1.15%	268	1.46%	268	0.71%	271	0.63%
TOTALS	37,230	100.00%	41,586	100.00%	42,600	100.00%	43,155	100.00%

# Map 2A: Current Land Use



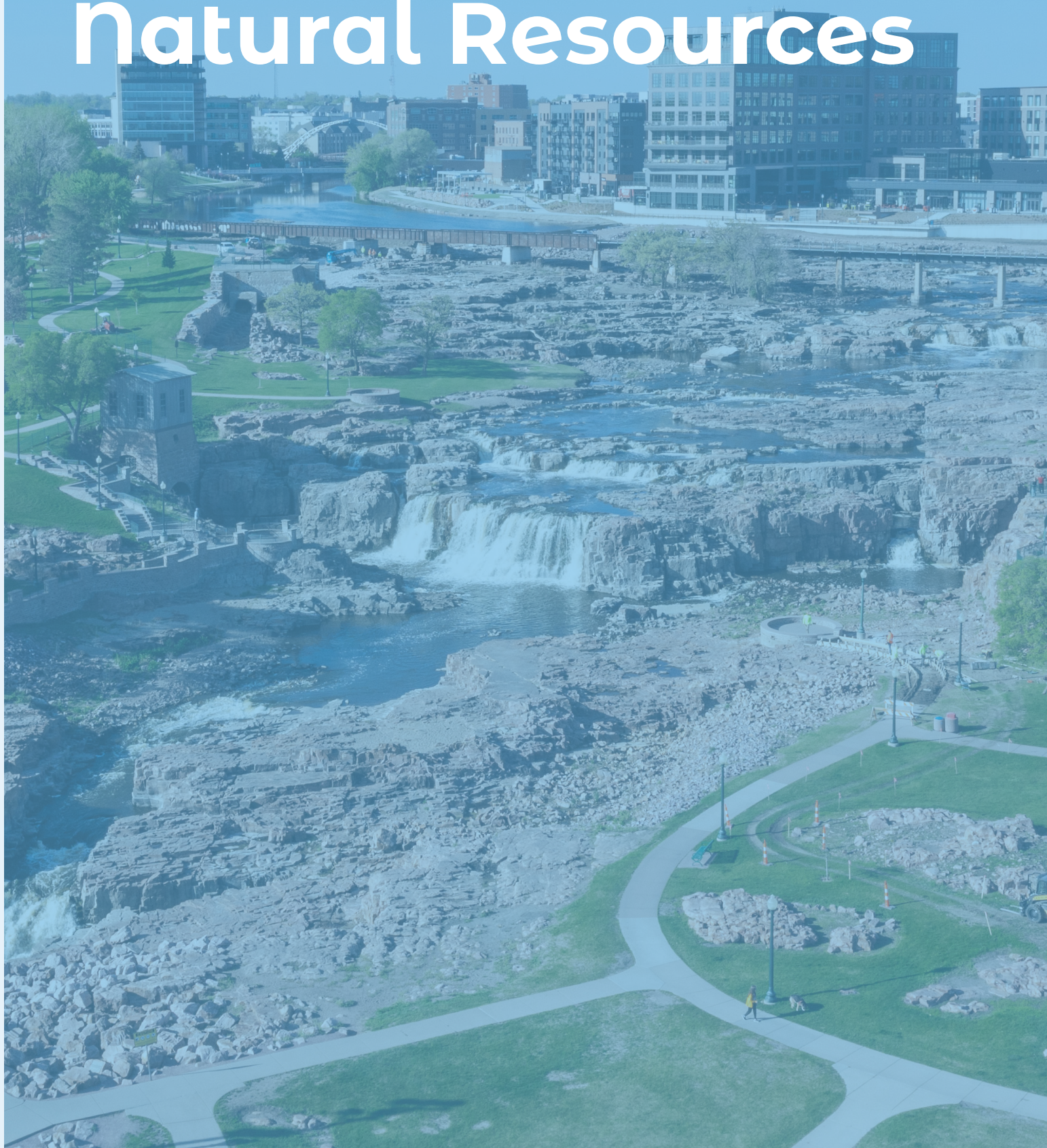
## Map 2B: Annexed Areas





# Chapter 3.

## Natural Resources



## Chapter 3:

# Natural Resources

The environment should be considered as an opportunity to enhance and improve the quality of life of residents.

### Environmental Assets

An evaluation of environmental factors and the physical characteristics of the growth area was made to ensure that future development of Sioux Falls and the outlying areas will be environmentally compatible.

Typically, the terrain of the planning area is gently rolling, however, steeper slopes exist in the northeast and flatter wetlands to the south. The physical and environmental assets of the Sioux Falls area are shown on **Map 3.A: Critical Open Space and Environmental Assets**.

A description of the Sioux Falls area environmental assets are below:

#### *Steep Slope Areas*

Steep hills are located on either side of the Big Sioux River in the northeast of the planning area. These hills have slopes in excess of 70% and greater are prone to severe erosion when stripped of ground cover. The difficulty of building on these hills, combined with the erosion problems preserving the environmental character, create significant barriers to development.

#### *Wetlands*

Wetlands and water bodies are designated from base maps developed through the National Wetlands Inventory and other data sources. These areas should be protected as they provide storage for stormwater, help to control flooding, provide wildlife habitat, improve water quality, and they can provide recreational opportunities.

#### *Rivers and Floodplains*

The Big Sioux River is the major water way within the Sioux Falls planning area. Tributaries to the Big Sioux within the area include Skunk, Split Rock, Beaver, and Four Mile Creeks.

Due to Sioux Falls' location partially within the floodplains of Skunk Creek and Big Sioux River, rapid snowmelt, heavy rainfall, or combinations of both can cause flood events in the area. An Army Corps of Engineers flood control project, completed in 1965, has prevented severe flooding of the Sioux Falls area. Features of the project include a diversion channel to bypass Big Sioux River water flows around the north and east sides of the city, and levees along the Big Sioux River on the west side of the city.

#### *Threatened and Endangered Species*

There is a diversity of plant and animal life adjacent to the Big Sioux River and local wetlands. These habitats provide various waterfowl, song-birds, game birds, and large and small mammals with a suitable living environment. Tree cover adjacent to the river includes pioneer tree species as well as selected areas of mature forest. Also found near the Big Sioux River are areas of native prairie grass. Many of the grasses and wildflowers found in the native prairie areas are on the national endangered plants list, making them of primary concern in preservation efforts. Information on threatened and endangered species that reside in South Dakota can be found on the South Dakota Game, Fish, and Parks website.

#### *Soils*

While the soils found in the Sioux Falls planning area are excellent for agricultural purposes, their engineering properties present some limitations for urban development. Soil types found in many areas have moderate to severe limitations for various aspects of development, including roads and streets and dwellings with basements. These limitations are largely due to unfavorable shrink-swell characteristics, poor bearing capacity when wet, susceptibility to frost action, and/or a seasonally high water table.

## Chapter 3:

# Natural Resources

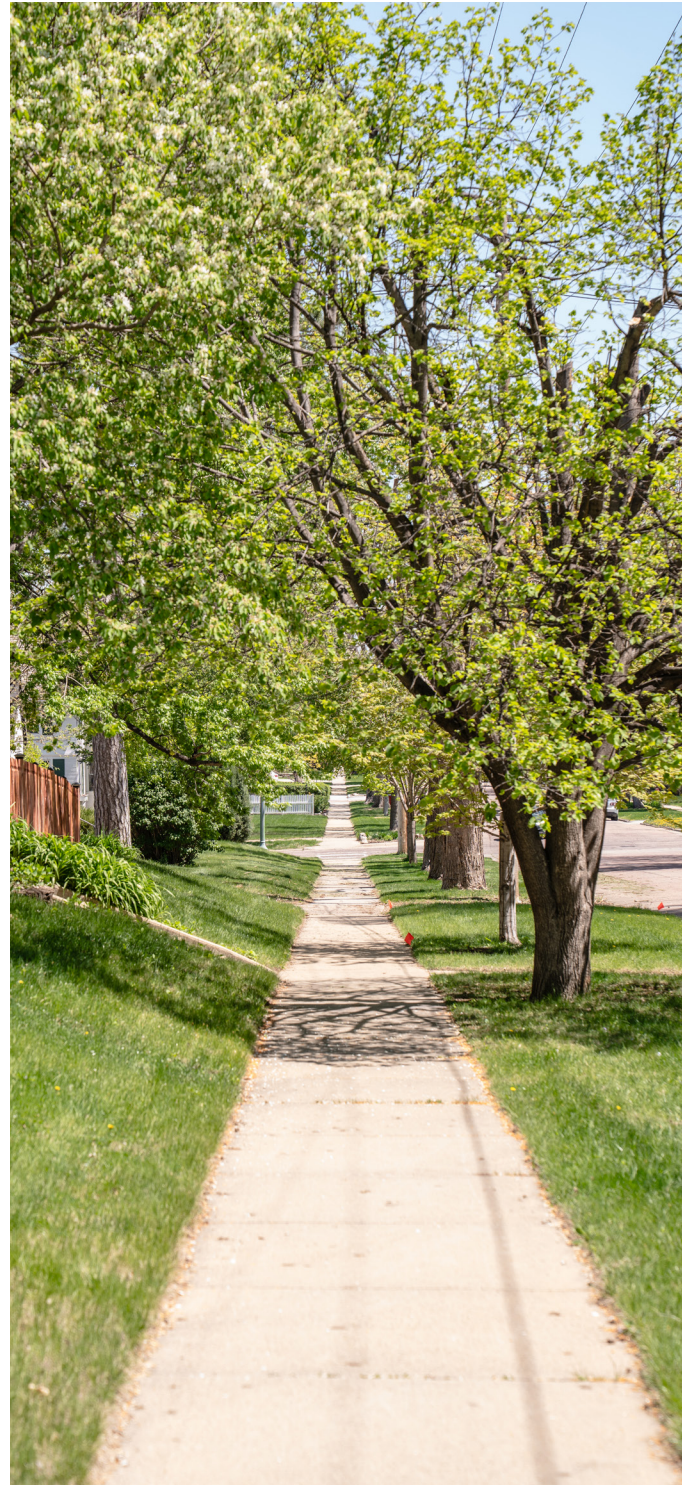
### *Cultural and Archaeological Resources*

The archaeological assets within the Sioux Falls growth area are important and should be preserved, although it is very difficult to identify areas prone to have archaeological or cultural significance. There are many areas along the Big Sioux River that have archaeological significance. These areas should be considered for **(a)** future passive park areas with some limited development, or **(b)** active park activities with more careful review by the State Historic Preservation Office.

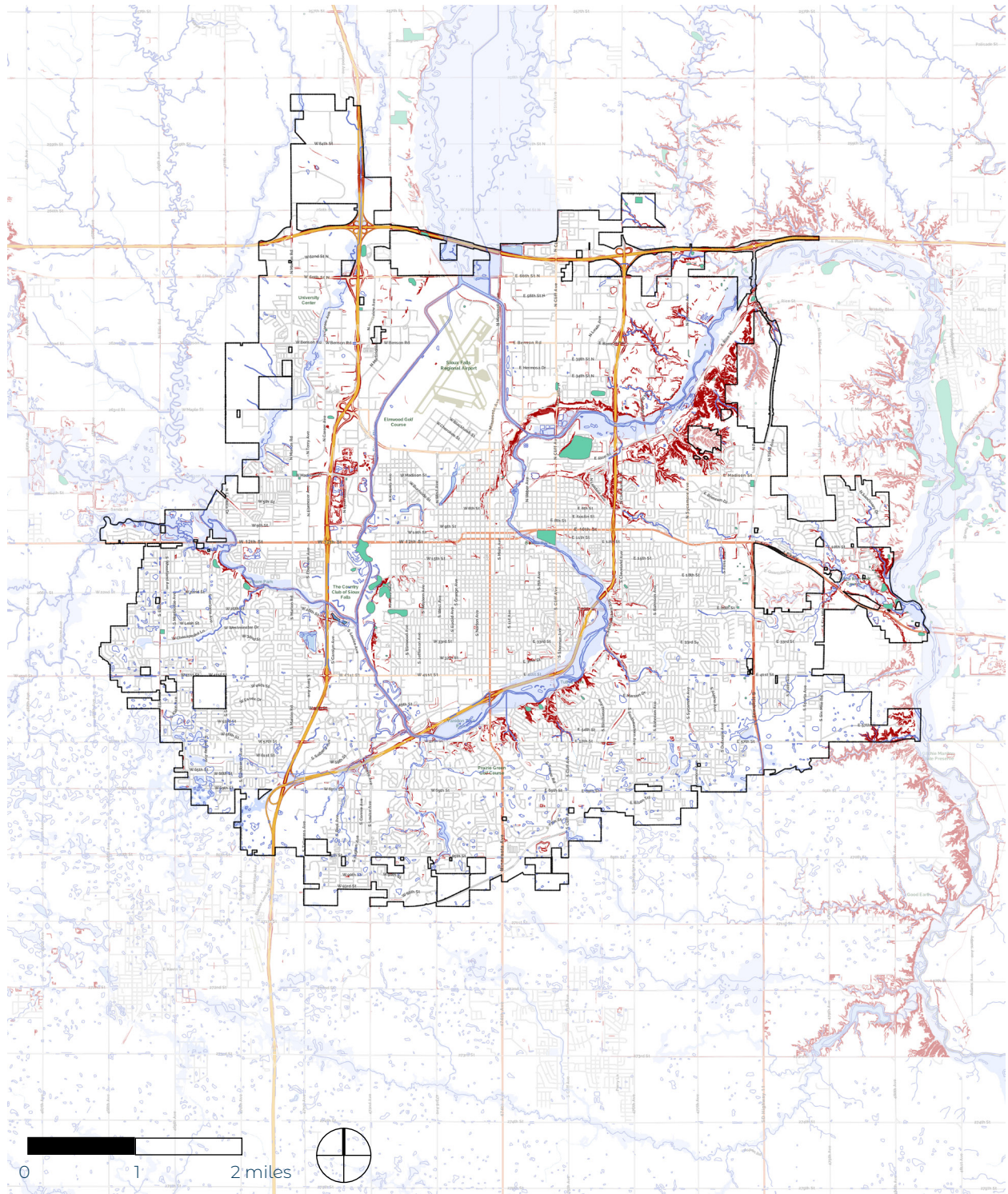
### *Urban Tree Canopy*

The urban tree canopy is important to creating an attractive image of the city. The canopies enhance city gateways, promote energy conservation, reduce “heat island effects,” and reduce wind extremes. Trees lower local air temperatures by transpiring water and shading surfaces. Due to its ability to lower air temperatures, shade buildings in the summer, and block winter winds, a healthy tree canopy can reduce building energy use and cooling costs.

An urban forestry program and landscape regulations are very cost-effective ways to improve and maintain the urban tree canopy. Coordination with the Parks Department, as well as Emergency Management, are essential to maintaining a healthy tree canopy and recovering after a wind event. To further assist with these efforts, a Tree Canopy Plan would be beneficial to plan for mitigation efforts, such as diseased tree removal as well as recovery efforts post storm.



## Map 3A: Critical Open Space and Environmental Assets



### LEGEND

- City Limits
- Archaeological Sites
- Land with 20% Slope or Greater
- 1% Annual Chance Floodplain
- Rivers, Lakes, and Streams
- Wetlands

## Chapter 3:

# Natural Resources

## Conserving Resources

Shape Sioux Falls 2050 includes the following strategies to achieve the objective of environmental stewardship. These strategies will be the guide for City actions, furthered by a sustainability framework.

### *Conservation Strategies*

- **Cleanliness** — Reduce litter, continued usage of Projects NICE and KEEP.
- **Resource Conservation** — Encourage more recycling, reduce energy consumption, reduce water consumption, including incentives for adaptive and native landscaping, reuse of water, minimizing production of waste.
- **Greening** — Increase urban forest, including incentives for street trees, work toward recreational space within one-half mile, and protect the area's ecology and biodiversity with greenway conservation areas. Public composting and urban gardens should be considered within the city, and standards determined. Strongly encourage plant diversity in order to not leave landscape areas vulnerable to disease.
- **Alternative Transportation** — Improve transit options, including more frequent stops and broader coverage; improve bicycle and pedestrian conditions.
- **Alternative Energy** — Encourage the use of wind power and solar energy by providing standards within the zoning ordinance that allow their use in most, if not all zoning districts. Also, encourage the development of renewable fuel infrastructure and other alternative fuels.
- **Land** — Encourage the conservation of land consumption by adding incentives to redevelop in existing city limits, and to add density options within the zoning ordinance. Preserve natural green spaces, for example Great Bear, areas adjacent to the river, and areas with natural habitats.

## Man-Made Constraints

### *Airport*

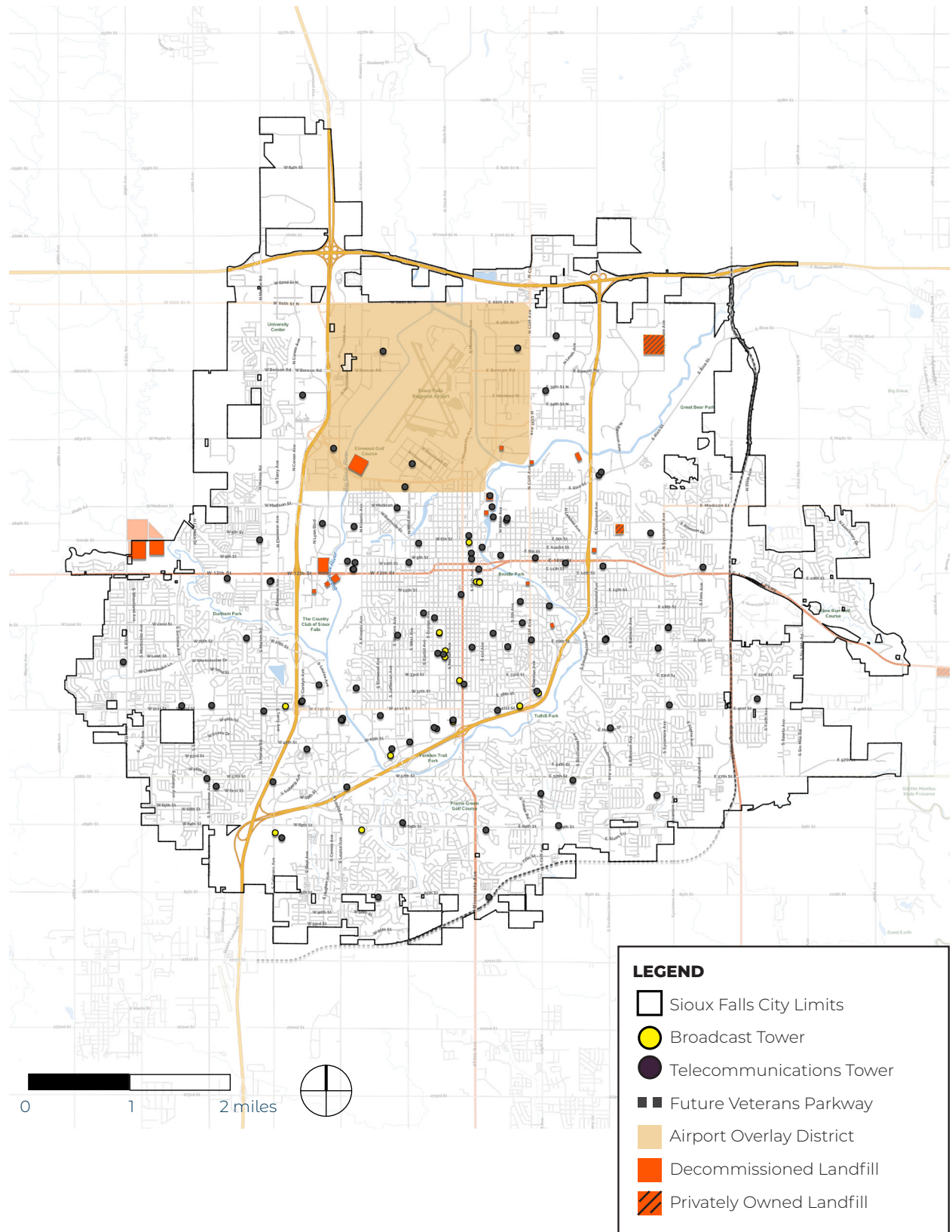
Airport noise and height restrictions can affect land development decisions and is a consideration for future development patterns. An overlay district was developed to protect the community based upon airport effects such as noise, dust, and fumes. The City coordinates development in this area with the airport authority and the Federal Aviation Administration.

### *Other Constraints*

Public and private transmission easements for power, water, and gas pipelines can also impact the development potential of affected lands and have an impact on the arrangement of land uses. Water source protection overlay zones adopted by the City and Minnehaha County require additional safe- guards and contain restrictions for new developments within the zones, which may present a contamination risk for the municipal water supply. The requirements can affect development and are an additional consideration.

Sioux Falls recognizes that there are numerous constraints within and near Sioux Falls. To lessen the impacts on development, environmental land use control districts help to ensure safety in known impacted sites with established procedures and criteria for reviewing and restricting land uses. The physical and environmental constraints and the water service territories of the Sioux Falls area are shown on **Map 3.B: Man-Made Development Constraints**.

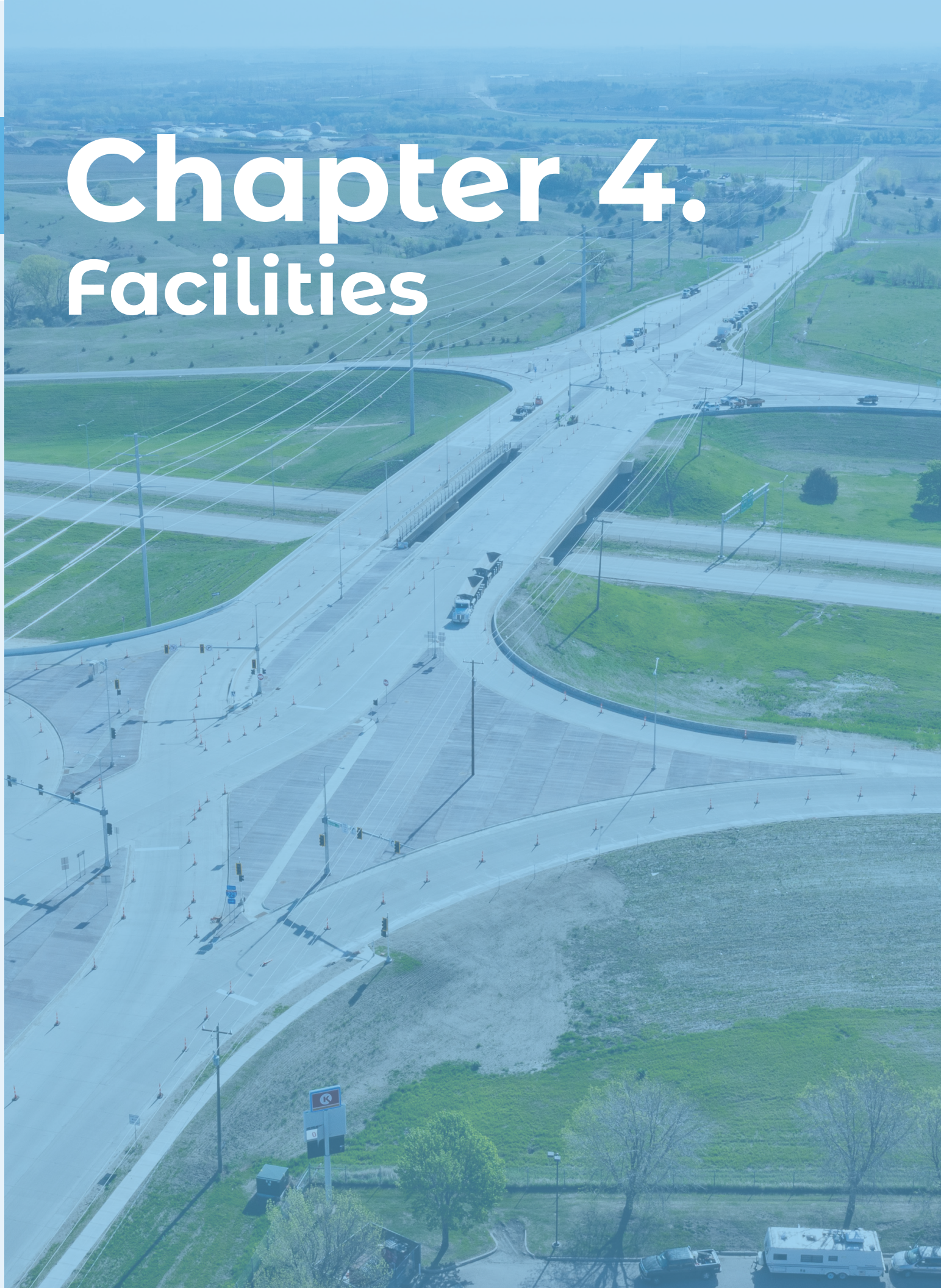
# Map 3B: Man-Made Development Constraints





# Chapter 4.

## Facilities



## Chapter 4:

# Facilities

The City of Sioux Falls believes a strong and progressive public facilities and infrastructure program is an important component to sustain the quality of life of the community.

It is encouraged, as a part of Shape Sioux Falls 2050, to develop shared and joint-use facility options where possible. The following public infrastructure and services influence the Capital Improvement Plan and help effectively manage growth:

### Public Infrastructure + Services

#### *Metropolitan Transportation Plan*

Land use decisions are largely based on available access to various modes of transportation.

The Metropolitan Transportation Plan, formerly known as the Long Range Transportation Plan, is updated every five years and determines guiding objectives and strategic initiatives for the Sioux Falls Metropolitan planning area. Long-term transportation projects are taken from this plan to help with future Capital Improvement Program budgets.

The Go Sioux Falls 2050 Metropolitan Transportation Plan also includes the region's major street plan, which identifies all long-term transportation right-of-way needs.

#### *Public Utilities*

The Public Works Department ensures the provision of efficient water, wastewater, and storm water facilities and infrastructure. The provision of these public utilities is essential to the orderly, efficient, and predictable growth of the city. Each year **Map 5.A: Development Areas**, is updated to show the timing of planned infrastructure investment. Water services territories between Sioux Falls and the surrounding rural water service providers have been in place since 2008. These territories create a firm boundary for the expansion of city water services. **Map 4.A: Water Compensation Areas** shows areas in which the City has the right to serve current and

future customers. See **Exhibit 4.A: Master Plans Completed for Sioux Falls** for a list of the detailed plans for each utility or service.

#### *Landfill Facilities*

**Landfill:** The Sioux Falls Regional Sanitary Landfill (SFRSL) is the largest landfill in the state of South Dakota and is operated under a permit issued by the South Dakota Department of Agriculture and Natural Resources.

The SFRSL has a service area covering five counties: Lake, Lincoln, McCook, Minnehaha, and Turner.

Approximately 310,000 residents utilize the services provided by the SFRSL. Currently, the SFRSL accepts approximately 700 tons per day of municipal solid waste and approximately 300 tons per day of construction and demolition debris. For more information see **Exhibit 4.A: Master Plans Completed for Sioux Falls**.

**Recycling:** The City of Sioux Falls utilizes a single-stream recycling system, which means all recyclables are collected together in a single bin or dumpster. All garbage haulers are required to provide a recycling bin or dumpster at each residential, multifamily, and business property within Sioux Falls.

**Household Hazardous Waste Facility:** In December of 2004, a facility was opened in Sioux Falls for the collection of common household hazardous waste. This facility is open to provide residents a place to take hazardous waste, rather than risking it ending up in the landfill. The landfill is looking at future expansion in this area to accommodate the city's growth.



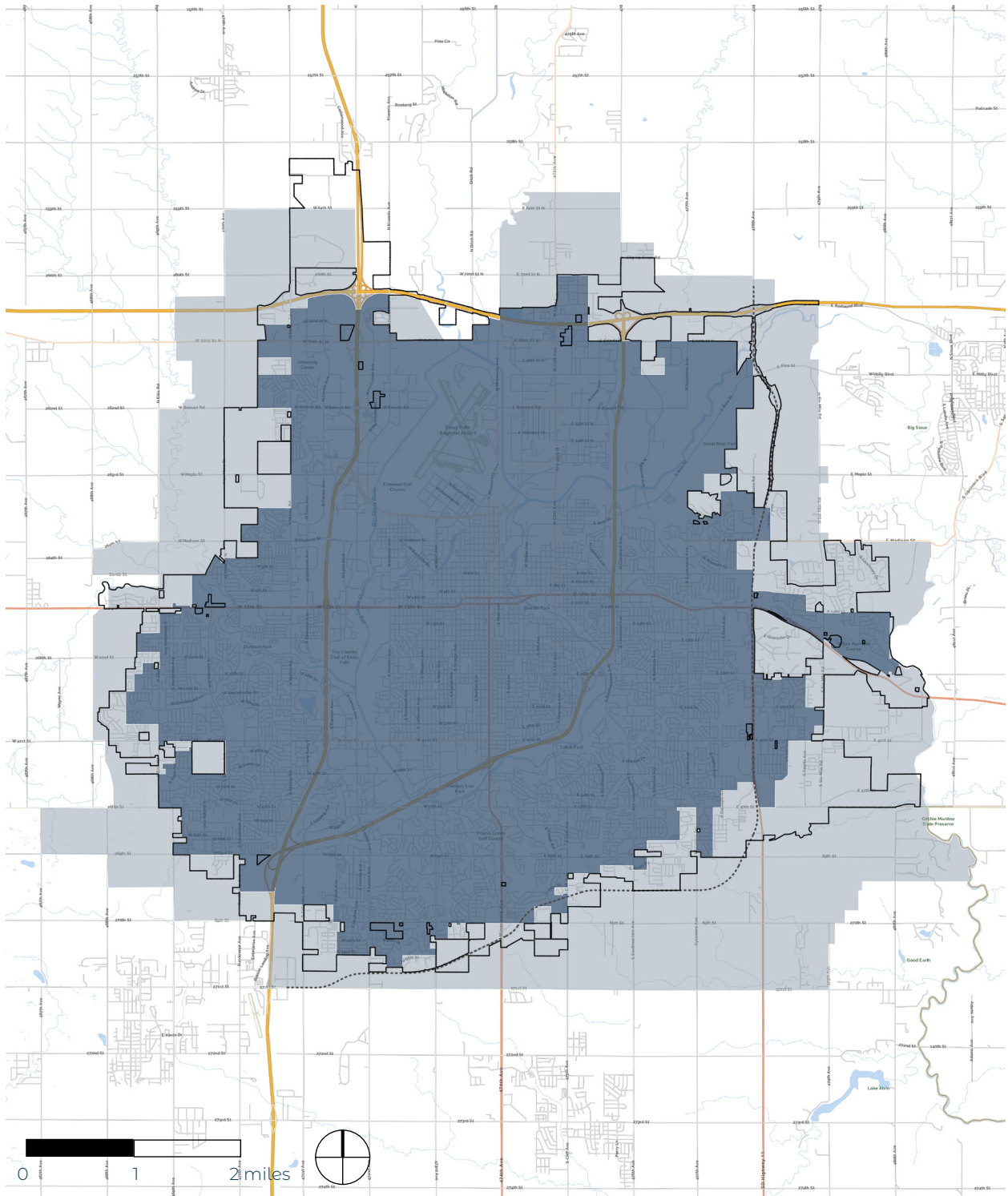
## Chapter 4:

# Facilities

## Exhibit 4.A: Master Plans Completed for Sioux Falls

Master Plan	Department
2035 Downtown Plan	Planning & Development Services
Go Sioux Falls 2050 Metropolitan Transportation Plan	Metropolitan Planning Organization
2021 Sioux Falls Pedestrian Plan	Planning & Development Services
2022 Sioux Falls Transit Development Plan	Planning & Development Services
2023 Sioux Falls Bicycle Plan	Planning & Development Services
2025-2030 Sioux Falls Parks Master Plan	Parks & Recreation
2023 Sioux Falls Water System Master Plan	Public Works
2023 Water Distribution System Master Plan	Public Works
Sanitary Sewer - Water Reclamation Facility Master Plan	Public Works
2003 Stormwater Master Plan Vol 1 and Vol 2	Public Works
2020-2024 Consolidated Plan & 2020 Annual Action Plan	Planning & Development Services
Sioux Falls MPO Area Coordinated Public Transit - Human Services Transportation Plan	Metropolitan Planning Organization
ADA Transition Plan - Updated 2022	Public Works
2023 Sustainable Sioux Falls Framework	Public Works
Sioux Falls Regional Airport Master Plan Update 2023	
2019 Solid Waste Management Master Plan	Public Works

# Map 4A: Water Compensation Areas



## LEGEND

- City Limits
- Sioux Falls Non-Compensated Water Service Areas
- Sioux Falls Compensated Water Service Areas
- Future Veterans Parkway

## Chapter 4:

# Facilities

## Facilities Overview

### Library Facilities

Libraries serving Sioux Falls and adjoining areas are organized as an entity known as the Siouxland Libraries, serving residents of Sioux Falls and Minnehaha County, with the exception of Dell Rapids.

Long-range potential locations for future library facilities can be found on **Map 5.D: Public Facilities and Proposed Public Facilities**.

Future growth projected for the Sioux Falls metro area will impact locational decisions for additional library facilities.



*Photo courtesy of Siouxland Libraries.*



*Logo courtesy of Siouxland Libraries.*

### Fire Protection Facilities

The mission of Sioux Falls Fire Rescue is to protect the residents and visitors of Sioux Falls and their property from fires and other emergencies through education, prevention, and emergency management. While fire stations are only one aspect of an effective emergency response program, they are a major consideration in the City's Comprehensive Development Plan. The location of stations is critical in providing adequate fire response times to all areas of the city. Coordinating the fire protection plan with city growth through long-range land-use planning will provide proper coverage and will maintain the City's ISO Class 1 fire insurance rating.

The comprehensive plan proposes additional fire stations to be built to serve future development. The general locations of these, as shown on **Map 5.D: Public Facilities and Proposed Public Facilities** in Chapter 5, were selected based on the following policies:

1. Stations should have a service area that provides for a travel time of less than 4 minutes for 90% of high priority calls.
2. Locate stations along major streets for better traffic access.
3. When feasible, build stations in conjunction with City park areas or other public neighborhood facilities.

Using 2025 population estimates, and anticipating the opening of the 13th fire station, the city maintains one fire station for every 16,900 persons. This ratio should be maintained in the 2050 plan.

## Chapter 4:

# Facilities

### *Public Safety Facilities*

A community must have a high level of safety to be considered a desirable place to live and work. Effective delivery of police services is necessary to help maintain the city's relatively high level of safety now and into the future.

As the population of Sioux Falls has grown, so has the demand for service from the Police Department. Centralized management of the Police Department in a centralized headquarters facility is preferred over a dispersed precinct-based system. The present baseline measurement of service delivery is response time. The Sioux Falls Police are presently able to respond to calls for assistance within an average of nine minutes from dispatch to arrival. Maintenance of this average response time into the future is recommended. To achieve this goal the Sioux Falls Police Department is investing in report-to-work stations at strategic locations throughout the city.

### *Public School Facilities*

There are eight school districts within the city limits of Sioux Falls. Of all the various types of public facilities provided at the local level, schools are among the most important. The influence of school location on land use and traffic patterns is substantial. It is important that future school facilities be closely coordinated with city development and the Capital Improvement Program.

The elementary school represents a focal point for a neighborhood and can serve as the location for many programs and activities.

Potential new elementary school sites are shown on **Map 5.D: Public Facilities and Proposed Public Facilities** in Chapter 5. The map is not intended to show precise locations, nor is it intended to imply who should build or operate the facilities. The generalized locations—and their relationship with the planned residential use growth areas—are important in guiding long-term site development.

Suitable school sites must be secured well in advance of development, or they become too expensive and too difficult to obtain. The earliest possible purchase of future school sites results in the lowest cost to taxpayers and encourages development in designated service areas. School building construction can then be undertaken when demand dictates and public utilities are available.

Continued coordination with all school districts within the Sioux Falls growth area, especially during the annual update of the Development Area maps, is essential to efficiently meet the needs of the community. Coordination provides the city with an opportunity to cooperate in land acquisition of future school/park locations.



## Chapter 4:

# Facilities

### Parks

The Sioux Falls parks system includes areas such as the Big Sioux River Greenway system, multiple regional, community, and neighborhood parks, as well as indoor and outdoor pool and recreation facilities.

The Sioux Falls Parks Department is developing the 2025-2030 Sioux Falls Parks Master Plan that is intended to address the parks and recreation needs of the community for the near future. Initial work on the plan has indicated a need for additional neighborhood parks and indoor recreation. This is consistent with the public input for the Shape Sioux Falls 2050 Comprehensive Plan. **Map 6.A Future Land Use** identifies the general location for future parks throughout the growth area.

### *General Types of City Parks*

A broad range of additional parks will be developed throughout the planning period to accommodate projected population growth. For planning purposes, public park facilities have been categorized into eight general types based on size, function, and service area:

**Urban Plaza** - An urban plaza is a small outdoor space, usually less than 0.5 acres, but may be up to 8 acres, and most often located in an urban area surrounded by commercial buildings or higher-density housing. Urban plazas are small, urban open spaces that serve a variety of functions, such as small event space, play areas for children, spaces for relaxing and socializing, taking lunch breaks, etc.

**Neighborhood parks** are generally between five and ten acres in size. The effective service area of neighborhood parks is one-half mile in all directions, depending on location, facilities, and accessibility. School/park sites also serve as

neighborhood parks because they usually include playground equipment in addition to playfields, parking lots, and multi-use paved areas for court games.

**Community parks**, because of their larger size, provide a much wider range of activities and facilities than neighborhood parks. The land area requirements generally range from 20 to 40 acres. Specialized facilities such as swimming pools, picnic areas, and athletic complexes can be accommodated in community parks. Community parks that should be provided include areas for passive uses, nature conservation, pools and aquatic centers, and athletic fields. Each of these might include other uses such as neighborhood playground space, but generally, larger parks will focus on one major type of activity.

**Regional parks** are 80 to 100 acres and include off-street parking to allow access to multipurpose facilities, including athletic fields, playgrounds, and recreation centers.

**Special Use Park/Facility** - Special use parks are those spaces that do not fall within a typical park classification. A major difference between a special use park and other parks is that they usually serve a single purpose whereas other park classifications are designed to offer multiple recreation opportunities. It is possible for a special use facility to be located inside another park.

**School Grounds** - By combining the resources of two public agencies, such as the City of Sioux Falls the Sioux Falls School District, as well as adjacent school districts, the school grounds classification allows for expanding the recreation, social, and educational opportunities available to the community in an efficient and cost-effective manner. Depending on

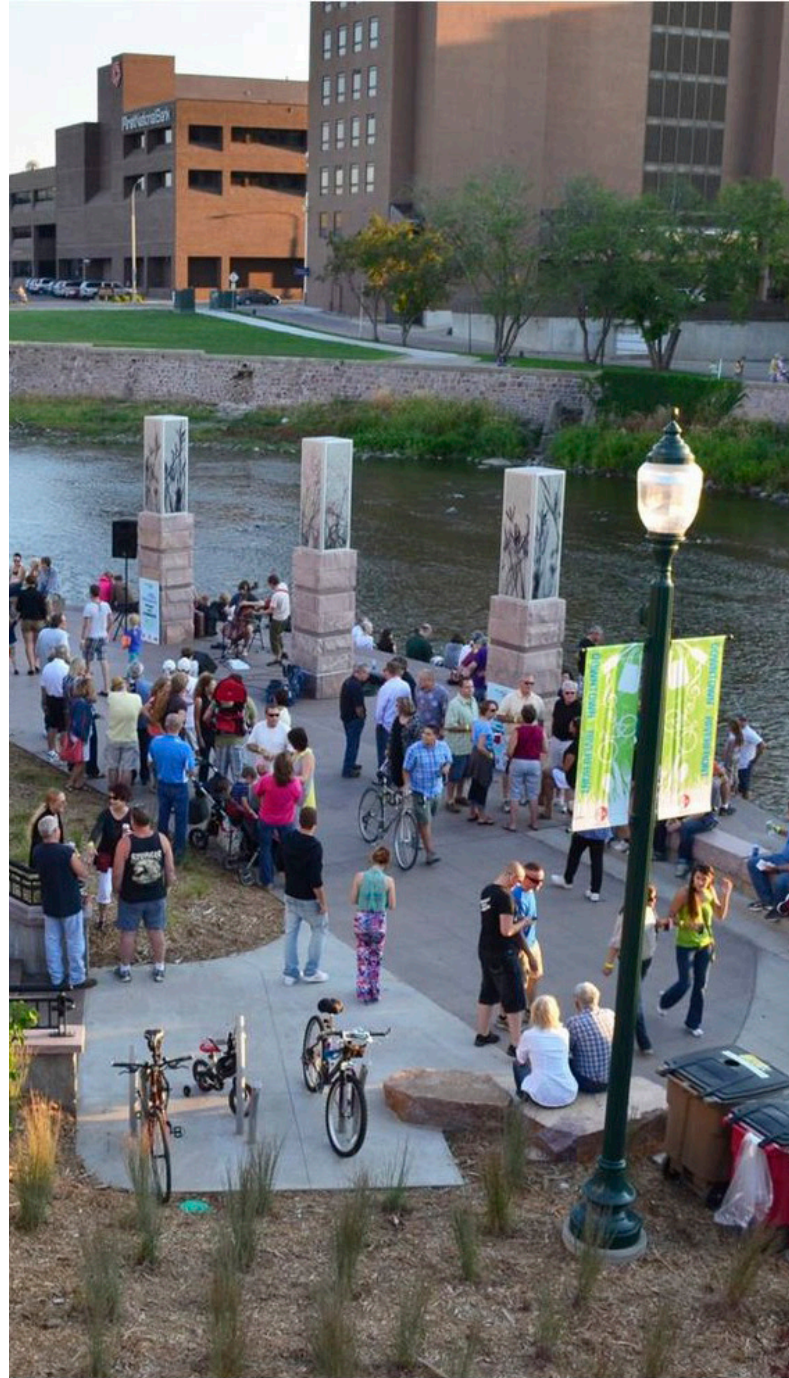
## Chapter 4:

# Facilities

circumstances, school grounds often complement other community open lands. As an example, an elementary school can serve as neighborhood park providing a playground and open space to the surrounding community during non-school hours. Similarly, a middle school or high school may serve in several capacities that could include indoor sport courts, athletic fields, tennis courts, etc.

**Greenway/Trails** - Greenways/trails include natural and built corridors that typically support trail-oriented activities, such as walking, jogging, biking, skating, etc. Greenways/trails function as linear parks by linking features together and providing green buffers. Greenways/trails may be located along abandoned railroad lines, transportation or utility rights-of-way, riparian corridors, or elongated natural areas. Greenways/trails and linear parks may be of various lengths and widths, and these corridors typically support facilities such as viewing areas, benches, and trailheads. Greenways/trails between key destinations can help create more tightly-knit communities, provide opportunities for non-motorized transportation, and link to the regional trail system. The Main Bike Loop Trail, Norlin Greenway, Downtown River Greenway, and Veteran Parkway Trail to name a few are examples of greenways/trails.

**Nature Preserve/Open Space** - Nature preserves/open space are undeveloped but may include natural or paved trails. Grasslands under power line corridors are one example and creek areas are another. Nature preserves/open space contain natural resources that can be managed for recreation and natural resource conservation values such as a desire to protect wildlife habitat, water quality, and endangered species. Nature preserves/open space also can provide opportunities for nature-based, self-directed, low-impact recreational opportunities such as walking and nature viewing.





## Chapter 4:

# Facilities

Additionally, there are two indoor facility classifications:

**Indoor Recreation Facilities** - Indoor Recreation Facilities, such as the Westside Recreation Center, is an indoor facility designed to serve people of various ages, backgrounds, and interests within a community. Typically, a multi-generational recreation center offers a wide range of programs, activities, and services to cater to the needs and interests of different generations, from young children to seniors. These indoor centers often provide recreational, educational, cultural, health, fitness, wellness, and social opportunities to promote interaction, learning, and well-being across generations. These facilities can be accessed by residents who want to utilize the facility as a member, as a daily fee user, as a program participant through a reserved registration program fee, as well as opportunities for drop in free play use at certain times of the day.

**Indoor Special Use Facilities** - A public indoor special use facility is a publicly owned and operated indoor building or complex that is designed and programmed to support a specific type of recreational, cultural, educational, or social function. Unlike general-purpose indoor recreation centers that offer a broad range of activities for all age groups, special use facilities are purpose-built to serve a particular user group, activity, or operational need. These facilities often include specialized infrastructure, equipment, and amenities tailored to the intended use, such as swimming pools and diving wells in aquatic centers, ice surfaces in ice arenas, studios in performing arts venues, or courts and turf fields in indoor sports complexes.

## *Coordination and Collaboration*

Development of new park facilities needs to be coordinated with new residential growth to bring nearly all residential development within the service area of both neighborhood parks and community parks. The specific improvements provided within each park facility should be tailored to meet the needs of the nearby population which it will primarily serve.

Parks and open space are generally compatible with a large variety of other land uses and can be developed in conjunction with other public facilities. New parks and open space facilities should be developed jointly with other public facilities whenever combined development is more cost-effective than separate development, and when the two uses complement each other.

Collaboration between the City and the various school districts is particularly important. Proposed new park facilities should be integrated with future elementary school sites, where feasible, to allow joint use and cost efficiencies. If new parks are to be provided at reasonable cost and in proper locations, it is essential that park land acquisition take place prior to residential development. Integration of park and school sites will likewise be feasible only if land acquisition occurs well ahead of development.

## *Other Future Facility Needs*

As plans are made to build, expand, or relocate public facilities, they should be done in conjunction with the comprehensive plan and Capital Improvement Program. Potential areas for future cooperative efforts should continue to be explored with other public entities, including joint city/county government facilities.

## Chapter 4:

# Facilities

### Health Services

The City of Sioux Falls Health Department provides essential services to promote and protect public health. To fulfill this mission, the department includes clinical and public health services.

Falls Community Health provides complete primary medical and dental care for all ages at the downtown clinic and three neighborhood clinics throughout Sioux Falls. The downtown medical and dental clinics together span two floors and include nearly 30 exam rooms, as well as laboratory and x-ray services. The neighborhood clinics have a smaller footprint but also offer a comprehensive range of clinical services.

Public health services include the inspection and monitoring of in-home daycare providers, retail food service, water testing, mosquito control and more. The Vector facility features a two-story suite with offices, meeting areas and a lab for mosquito identification and testing, along with a garage for treatment chemicals, mosquito specimens, and up to eight spray trucks. A large, detached garage behind the building offers extra storage for fleet vehicles, ATVs, and Argos units.

### Homelessness

The City of Sioux Falls and Minnehaha County work together to coordinate with non-profits to address homelessness. Homelessness is impacted by several issues including drug addiction and mental health issues. The Link is a community triage center operated with partners to help those with addiction and mental health issues. Falls Community Health also provides wrap around services to the community. Sioux Falls also has a homelessness services coordinator that helps facilitate a street outreach team to help those that are unhoused. The City continues to find value in investing in those services that will help people address the issues which prevent them from getting housed. Adoption of a model process and data-gathering are needed to track and coordinate efforts.

### Emergency Management

Emergency Management coordinates planning, preparedness, mitigation, and training activities to ensure that the city is prepared to respond to natural and man-made disasters.

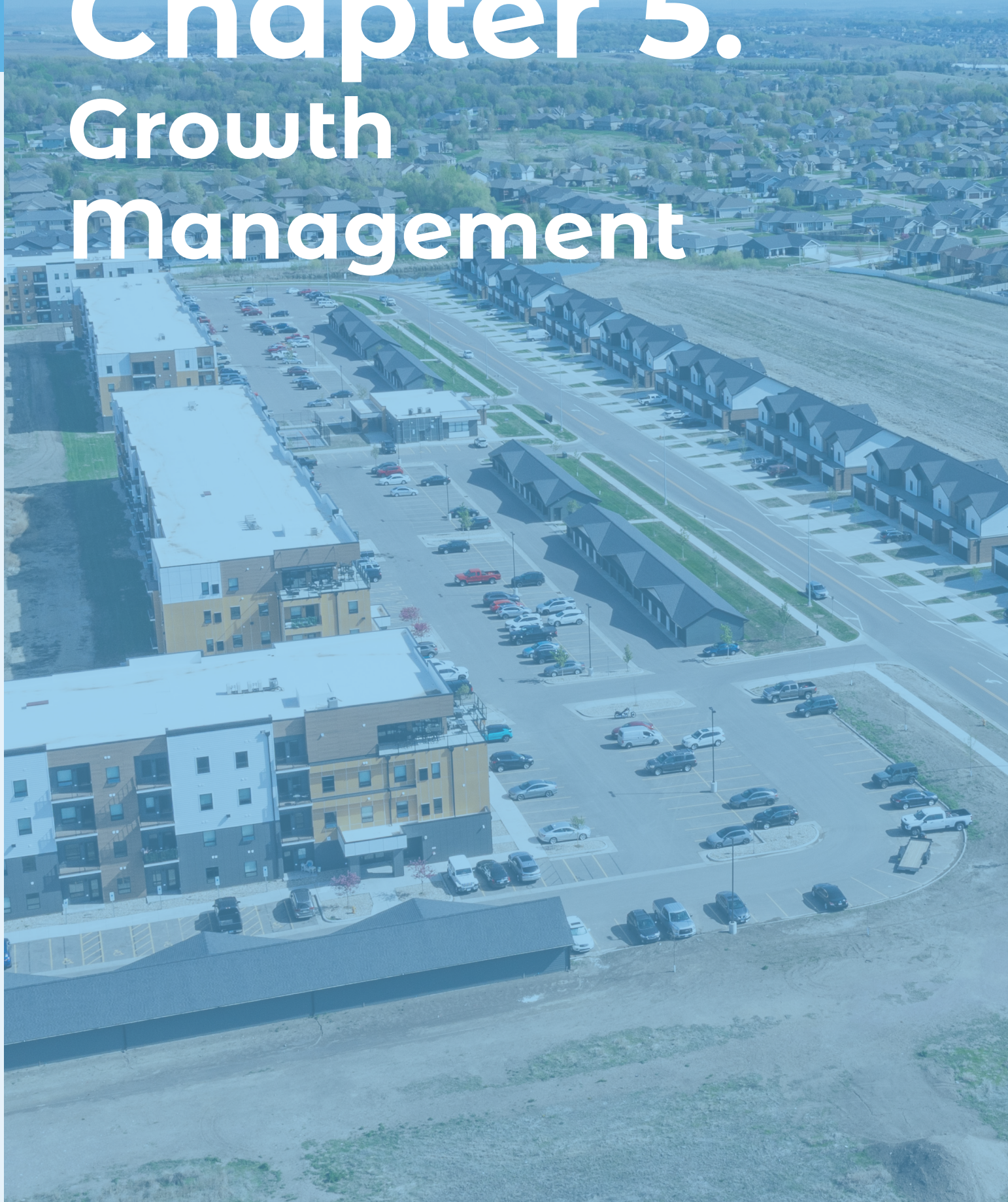
Sioux Falls Emergency Management is also charged with maintaining and operating the City's Emergency Operations Center which is housed alongside the 911 dispatch center at the Public Safety Campus, a state-of-the-art hub for law enforcement and fire rescue training. Having all these services housed together allows for highly effective communication and collaboration during an emergency event such as a natural disaster.



*Logo courtesy of Falls Community Health.*



# Chapter 5. Growth Management



## Chapter 5:

# Growth Management

The goal of effective growth management is to guide where and when new development should occur, based on a thoughtful, long-term plan. That includes the identification of desirable future growth areas with sufficient land appropriate for development. The growth management philosophy of Sioux Falls is to provide developable land when it is needed in amounts sufficient to promote orderly, compact new growth that allows the most cost-effective provision of public and private services.

The capital costs of providing schools, parks, streets, fire and police protection to service new growth are generally comparable, regardless of location. However, the costs of extending utility lines, differs greatly according to location. Cost differential is particularly true for sanitary sewer service. For this reason, designated growth areas have been examined on the basis of sanitary sewer basin boundaries.

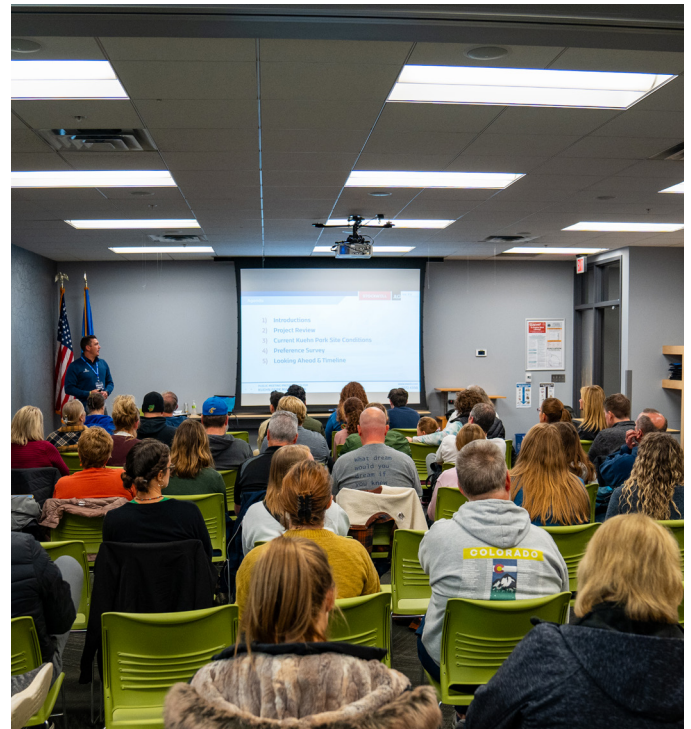
While the costs of extending sewer is the primary consideration in designating future growth areas and timing of their development, other factors have also been considered. Capacity of the transportation system to serve each area efficiently, environmental suitability of land for development, and existing land use patterns are other key considerations. Both the quality and efficiency of development will suffer if the plan does not recognize these factors.

## Growth Management Strategy

**Overall Intent:** To determine the location and phasing of new development out to the year 2050.

**Strategy:** Prevent premature development within joint jurisdiction areas of the city.

**Implementation Method(s):** Future Land Use Amendments and Annexations



## Chapter 5:

# Growth Management

### Growth Rates

The following exhibits list growth history for Sioux Falls. Growth rates are the basis for projected land use needs going forward. On average, the city is platting 892 acres per year and is projected to need 911 acres per year for new growth and development.

### Exhibit 5.A-5.E: Annual Growth Rates

#### Exhibit 5.A: All Platted Land (Consumption)

All Platted Land (Consumption)	2000	2005	2010	2015	2020	2023	2024	5 YR AVG.	15 YR AVG.	AVG. Growth by Sq.Mi.
Number of annexations	19	25	3	8	12	12	9	14.8	14.8	
Number of annexations (acres)	1,048	1,195	45	242	208	710	473	643.0	485.1	0.76
Number of Rezoning	41	50	21	71	61	61	41	65.0	59.1	
Number of Rezoning (acres)	762	734	138	1,019	414	1,080	323	1,045.0	895.2	1.40
Number of Preliminary Plans (PP)	11	11	2	7	12	12	3	12.0	9.9	
Number of Preliminary Plans (acres)	491.7	609	50	303	584	406	208	748.4	558.1	0.87
Number of Plats (lots)	1,685	2,261	500	289	1,404	777	438	1,095.6	767.7	
Number of Plats (acres)	1,461	2,062	533	1,392	1,107	1,178	1,009	1,486.6	1,233.9	2.32

#### Exhibit 5.B: Developable Platted Land

Developable Platted Land	Actual 2009*	2019	2020	2021	2022	2023	2024	10 Year Avg.	10 Year Median
Platted Residential	534	582	489	774	351	344	260	459.4	420.0
Platted Office	13	142	134	178	172	77	39	121.4	140.3
Platted Commercial	124	278	57	101	68	55	67	96.5	67.5
Platted Industrial	48	191	224	436	293	242	174	215.5	207.5
<b>Total</b>	<b>719</b>	<b>1,193</b>	<b>904</b>	<b>1,489</b>	<b>884</b>	<b>718</b>	<b>540</b>	<b>892.8</b>	<b>835.2</b>

### Exhibit 5.C: Acres by Land Use

Acres by Land Use			2014-2023 Act. Year	2014-2023 Act. Year
	10 Yr. Average	10 Yr. Median	High	Low
Residential	459.4	420.0	774	290
Office	121.4	140.3	178	16
Commercial	96.5	67.5	278	22
Industrial	215.5	207.5	436	32
<b>Totals</b>	<b>892.8</b>	<b>835.2</b>	-	-

### Exhibit 5.D: 2050 Growth Management Plan (GMP), 26-year Period

2050 GMP, 26-year Period		
Single Family	24,034	924.4
Multi Family	2,116	81.4
Office	2,600	100
Commercial	1,820	70
Industrial	5,200	200
Public / Semi Public*	1,750	67.3
<b>Total</b>	<b>37,521 Acres</b>	<b>1,443 Acres</b>

\* Not including agriculture or public lands

### Exhibit 5.E: Land Use Demand (2025-2050)

2050 Projections					
2025-2050				/ 26 years	/ 26 years
Land Uses		High (acres)	Low (acres)	High (acres)	Low (acres)
Single Family Residential	43,261 units at 2.7 /acre + 50% multiplier	24,034	16,023	924.4	616.3
Multiple-Family Residential	25,407 units at 18 / acre + 50% multiplier	2,117	1,412	81.4	54.3
Public / Semi-Public*	1,450 acres of parks + 300 acres of other	1,750	1,450	67.3	55.8
Industrial	100 acres per year + 100% multiplier	5,200	2,600	200.0	100.0
Commercial	35 acres per year + 100% multiplier	1,820	910	70.0	35.0
Office	50 acres per year + 100% multiplier	2,600	1,300	100.0	50.0
<b>Total Acres</b>		<b>37,521</b>	<b>23,694</b>	<b>1,443.1</b>	<b>911.3</b>
<b>Total Sq. Miles</b>		<b>58.6</b>	<b>37.0</b>	-	-

\* Not including agriculture or public lands

\*Policy has been to show high demand in growth area boundary, not supply needed, therefore, Tier Maps show 38,000 acres of land

## Chapter 5:

# Growth Management

## Growth Areas

Growth management also plays a critical role in ensuring the cost-effective delivery of city services. By aligning public infrastructure investments—such as roads, utilities, and parks—with the timing and location of private development, the city can reduce inefficiencies and avoid unnecessary expenses. This coordination helps maintain fiscal responsibility while supporting high-quality development. As part of long-range planning, the growth management strategy addresses the following development areas (see **Map 5.A: Development Areas**) detailed on the following page. The Tier Maps provided are updated annually and the maps shown in this Plan were updated in May 2025.

### *Previously Completed Plans by the City of Sioux Falls*

Plan	Division Lead
2035 Downtown Plan	Planning & Development Services
2045 Long Range Transportation Plan	Metropolitan Planning Organization
2021 Sioux Falls Pedestrian Plan	Planning & Development Services
2022 Sioux Falls Transit Development Plan	Planning & Development Services
2023 Sioux Falls Bicycle Plan	Planning & Development Services
2025-2030 Sioux Falls Parks Master Plan	Parks & Recreation
2023 Sioux Falls Water System Master Plan	Public Works
2023 Water Distribution System Master Plan	Public Works
Sanitary Sewer - Basin 32/33 Study (NW SF)	Public Works
Sanitary Sewer - SE Basins Extension	Public Works
Sanitary Sewer - Water Reclamation Facility 2024 Master Plan Update	Public Works
Sanitary Sewer - Basin 15 Study	Public Works
Sanitary Sewer - Pump Station 240	Public Works
2003 Stormwater Master Plan Vol 1 and Vol 2	Public Works
2020-2024 Consolidated Plan & 2020 Annual Action Plan	Planning & Development Services
Fire [Insurance - response / delivery times]	-
Sioux Falls MPO Area Coordinated Public Transit - Human Services Transportation Plan	Metropolitan Planning Organization
ADA Transition Plan - Updated 2022	Public Works
2023 Sustainable Sioux Falls Framework	Public Works
Airport Master Plan	-
2019 Solid Waste Management Master Plan	Public Works
2018 Station Location and Police Report-to-Work Location Study (ESCI)	Fire Rescue/Police Department
2022 Sioux Falls Transit Development Plan	-

## Chapter 5:

# Growth Management

**Urbanized Area** (Existing or recently approved development/annexed areas).

Land is either developed or considered in-fill development within this area. Because city services are already available within this area, opportunities should be prioritized based on the Capital Improvement Plan to redevelop and revitalize as infrastructure is updated.

**Planned Urbanized Area** (Urban services are available and new development is able to be approved).

Infrastructure is available to serve this land area and it can be annexed. This area should be a priority for new facilities such as libraries, parks, fire stations, and schools. Any infrastructure that has not been completed should be included within the five-year Capital Improvement Plan, or CIP.

**Planned Urbanized Boundary** (Boundary that separates serviceable vs. unserviceable area).

Boundary between area where city infrastructure and services are currently available for new or existing development and the area where city services are not available for urban development at this time.

**Future Urbanized Area** (Generally outside city limits where urban services will be available when programmed in CIP).

The areas of future development consist of lands along the urban fringe where new development will occur through the year 2050, thus creating new demands on city resources for new public facilities and services. Three tiers of phased growth are delineated in the Growth Management Plan:

Tier 1: Annexation advised within five years. All city services are available within the five-year CIP period.

Tier 2: Annexation not advised at this time. City services are projected to be available for development within 6 to 15 years (additional monetary resources may be needed).

Tier 3: Annexation not advised at this time. City services are projected to be available for development within 16 to 25 years (additional monetary resources needed).

## Rural Areas

This is agricultural land beyond the future urbanized area and planned urbanized service area where the existing rural character is proposed to be preserved and maintained.

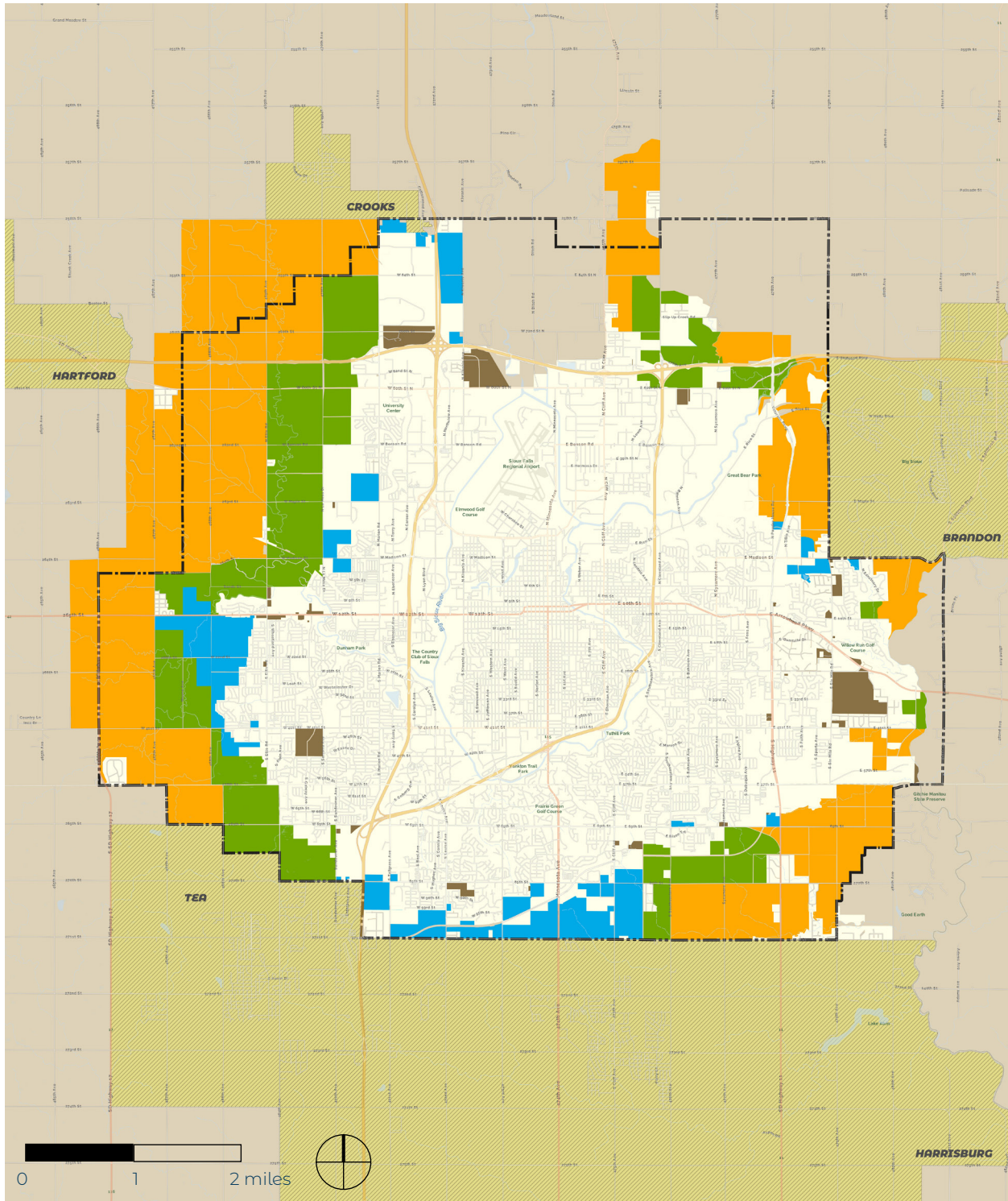
**Rural Areas** (Agricultural uses outside city growth area).

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 should continue to be planned jointly by the City of Sioux Falls, Minnehaha County, and Lincoln County. 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.

**Map 5.A: Development Areas**, shows all growth management development areas (urbanized, planned urbanized, future, and rural) and provides a utility phasing plan for future urbanized development. The map should be updated each year to keep residents and the development community updated as to the areas of the city that are available for urban services and development of the Growth Management Policy Framework.

For growth management to be successful, policies guiding the provision of urban services are needed. Growth Management Policy Framework is intended to focus and direct the actions of the City into a consistent, workable growth management approach.

# Map 5A: Development Areas



## LEGEND

- Joint Jurisdiction Boundary
- Neighboring Growth Areas

### Land Use

- Urban
- Planned / Future
- Rural

### Development Areas

- Tier 1
- Tier 2
- Tier 3

## Chapter 5:

# Growth Management

## Growth Management Policies

### Phasing of New Development

- Allow infill and contiguous growth along the city's boundaries where infrastructure is available.
- Beyond the urban growth area, 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.
- Prevent unlimited outward expansion by maintaining growth area boundaries, with provisions for annexation timing and extension of streets and utilities according to the availability of services and infrastructure.
- Require adequate review of city services before development is approved in future growth areas.
- Allow development agreements in Tier 2 or Tier 3 future urbanized areas that allow expansion of the urban growth area only if the developer pays for all infrastructure costs.
- Recognize the growth area boundary as the division between urbanized and rural areas and maintain a sustainable 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.
- 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 financial impacts on local governments for provision of public services and facilities.
- Establish an area-wide approach to cooperatively manage future growth, that includes city and county governments, school districts, townships, and public utility providers.
- Avoid scattered or strip commercial development and direct appropriate land uses into commercial nodes where adequate services are available, including transportation and utilities. This is illustrated in **Exhibit 6.A: Future Land Use Map**.



## Chapter 5:

# Growth Management

### *Provision of Public Facilities*

In addition to the policies listed below, provision of public facilities should be coordinated with policies outlined in Chapters 3, 4, and 9.

- Provide and maintain parks and other public facilities at a high standard throughout the city. Integrate park and open space areas into residential neighborhoods based upon the master plan.
- Maintain the river greenway corridor for public use and protect it from encroachment by incompatible uses.
- Provide direct pedestrian and bicycle access from residential neighborhoods to schools, commercial centers, and recreation areas.
- Secure suitable park, school, and fire station sites ahead of development within growth areas.
- Coordinate school impacts associated with future development with the appropriate school district, and continue the policy of cooperative neighborhood-based school and park land acquisition and construction in new residential areas.
- Streets and public utilities should be maintained and reconstructed uniformly to city engineering standards.
- Secure sufficient rights-of-way with development to accommodate the city's major street system, including a system of arterial streets. This should be coordinated with the Sioux Falls region's Metropolitan Transportation Plan.

- Avoid widening and signalization of arterial streets and other major streets where the livability and safety of adjacent neighborhoods would be diminished by such action.
- Discourage driveway entrances onto highways and arterials 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 heavy through-traffic on minor residential streets by requiring a system of collector streets between adjacent subdivisions.
- Design residential street layouts to utilize existing contours and encourage street connectivity with limitations on private streets, cul-de-sacs, and dead-end streets.

### *Environmental Considerations*

- Prevent development in areas that are environmentally unsuitable and protect floodplains, major drainageways, steep slopes, sensitive habitat areas, or other natural areas from incompatible development which may result in environmental problems.

## Chapter 5:

# Growth Management

## Land Use Consumption Projections

The number of acres that will be needed to accommodate new development is shown in **Exhibit 5.E: Land Use Demand (2025-2050)**. The calculations show the assumptions used to estimate the land needs of each land use type throughout the 25-year planning period. The estimates for each land use category include a multiplier based on the amount of development land considered necessary to meet market demands.

**Exhibit 5.F: Future Development Land Projected Supply and Demand** (in acres) is a summary of the vacant land area available for development in each growth area, both within and outside of the current city limits.

## Exhibit 5.F Future Development Land Projected Supply and Demand (in acres)

Land Uses	Demand	Supply
Single Family	24,034	14,152
Multi Family	2,117	2,966
Industrial	5,200	5,181
Commercial	1,820	652
Office / Institutional	2,600	2,075
Public / Open Space	1,750	4,127
<b>Total Developable</b>	<b>37,521</b>	<b>29,153</b>
Conservation	3,895	-
Right of Way	5,425	-
Existing Rural Residential	2,200	-
<b>Total Acres</b>	<b>49,041</b>	-

Nexus Study Ratios	
Single Family	75%
Multi Family	75%
Industrial	85%
Commercial	80%
Office	80%
Public	85%



## Chapter 5:

# Growth Management

### Growth Area Analysis

The location and phasing of private and public development is contingent upon the efficient use of limited resources. Over the last five years, the City of Sioux Falls spent approximately \$220 million a year on capital projects. Therefore, it is critical that the funds are allocated in the right areas at the right time. Through the careful deliberation of areas to be annexed, the city will be able to logically extend facilities and utilities.

Although growth areas are generally determined by sanitary sewer basins (see **Map 5.B: Sanitary Availability**), growth areas should also be analyzed by all infrastructure needs. Without looking at other infrastructure needs, growth areas could be prematurely identified as serviceable and later determined to require infrastructure (water, roads, drainage) that is not available or not programmed into the city's CIP. For that reason, Shape Sioux Falls 2050 also has taken into consideration all infrastructure based upon each utility's master plan. Infrastructure and facilities master plans have been mapped consistent with the growth areas.

### Water and Arterial Streets

Water mains are typically installed when a major arterial street is improved. **Map 5.C: Water and Roads** identifies a ten-year phasing of all arterial street and water main projects. Arterial streets must be paved before new urban development connects to the arterial street. Water mains must be available to serve the new development area and must be provided in a looped manner so that long, dead-end lines (and stagnant water) are avoided.

### Stormwater Management and Flood Hazard Areas

Stormwater management mainly concerns the collection and conveyance of rainwater runoff from specific sites. Floodplain mainly deals with the general collection and movement of waters during heavy rain events and the different stages of water movement and storage that occur during flooding.

Drainage is serviced through two methods: (1) on-site detention, and, (2) regional drainage basins. On-site detention ponds manage the rainfall and snow melt generated by a development site, slowing the release of water to match the flows found pre-development. Regional drainage basins will have one or several drainage facilities which serve large drainage basin areas; these basin areas drain naturally through low areas into settlement facilities to improve the overall water quality. Each of these regional drainage basins is phased on **Map 5.D: Public Facilities and Proposed Drainage Basins**.

Flood hazard areas contain two separate areas: (1) floodways, and, (2) floodplains. Floodways provide an area of fast-moving water during a flood event while floodplains provide an area of water storage and slower water flow during a flood event. There are multiple kinds of floodplains and floodways, but mainly those identified by the Federal Emergency Management Agency (FEMA) are the ones that are regulated. There may be some instances of localized flood areas that are not identified by FEMA but are identified by the City of Sioux Falls. These regulations help to protect property values, community safety, and the environment by providing limits, restrictions, or retrofits to development in

## Chapter 5:

# Growth Management

or along these flood areas. Flood maps can change more frequently than long-range plans such as a comprehensive plan, but the current effective floodplain (as of early 2017) areas are shown on **Map 3.A: Critical Open Space and Environmental Assets**.

### *Park and School Sites*

The Sioux Falls Park System Master Plan provides policies and guidance for the location, size, and programming of new and existing park land. As a general goal, every resident should be within a half mile from a park.

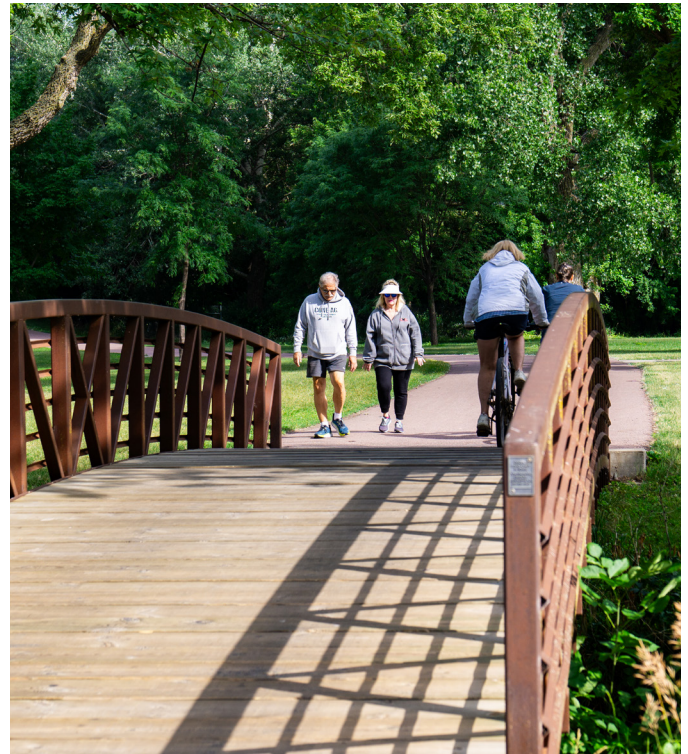
Conservation and nature areas are specialized park types in locations which preserve wildlife habitat, woodlands, and wetlands through open space development.

Schools are identified by each school district according to their needs. Generally, elementary schools should be located every mile and a half from each other.

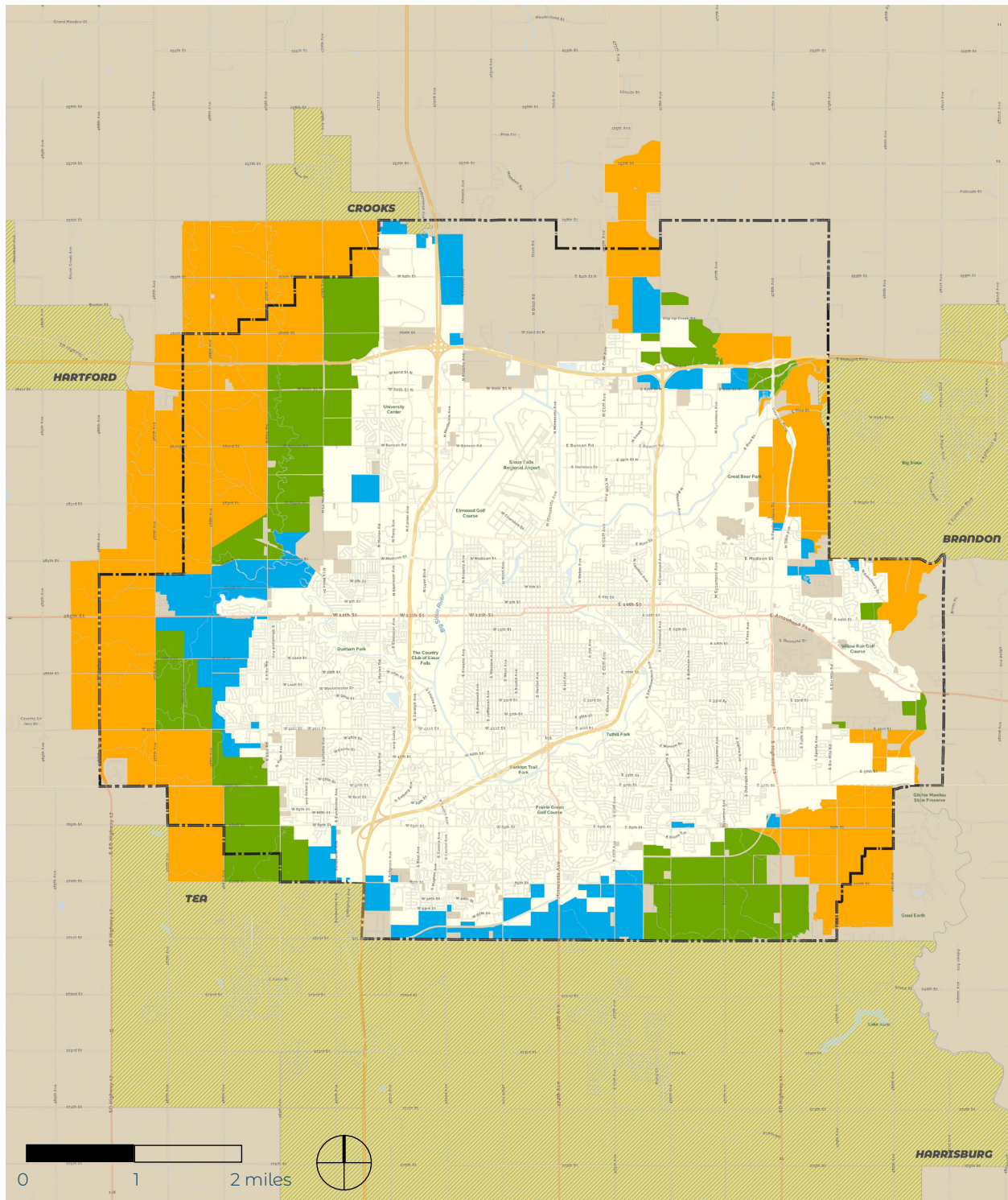
**Map 6.A: Future Land Use** indicates the general location for all school and park sites to provide guidance to developers and city officials in the development review process.

### *Fire Stations*

Fire stations are located based upon access and response time standards established by the National Fire Protection Association 1710, Standard for the Organization and Deployment of Fire Suppression Operations. These standards assist the community in ensuring their structures have fire protection. Future fire stations are identified on **Map 5.D: Public Facilities and Proposed Drainage Basins**.



# Map 5B: Sanitary Availability



## LEGEND

- Joint Jurisdiction Boundary
- Neighboring Growth Areas

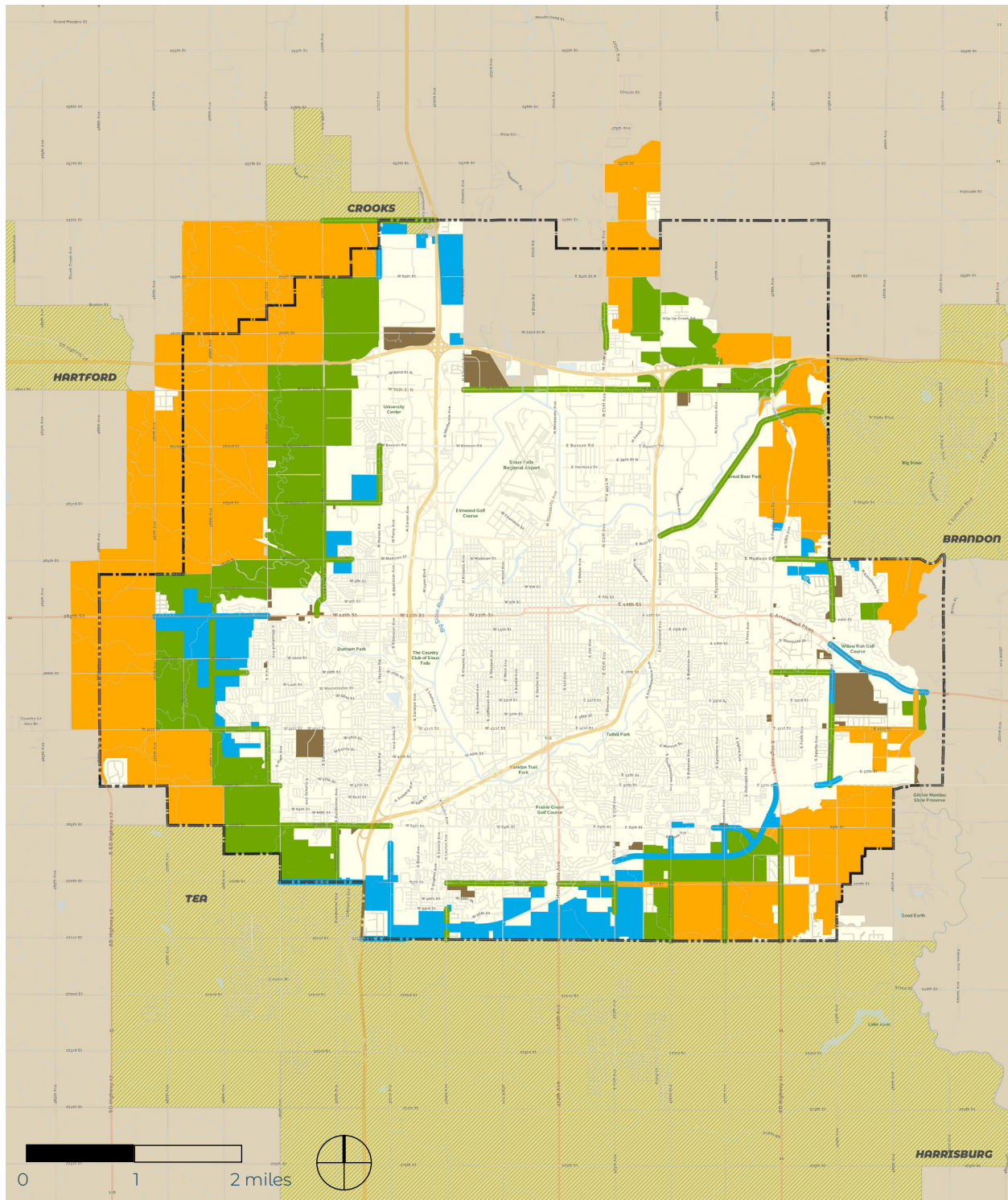
## Land Use

- Urban
- Planned / Future
- Rural

## Sanitary Availability

- Tier 1
- Tier 2
- Tier 3

# Map 5C: Water and Roads



## LEGEND

- Joint Jurisdiction Boundary
- Neighboring Growth Areas

### Land Use

- Urban
- Planned / Future
- Rural

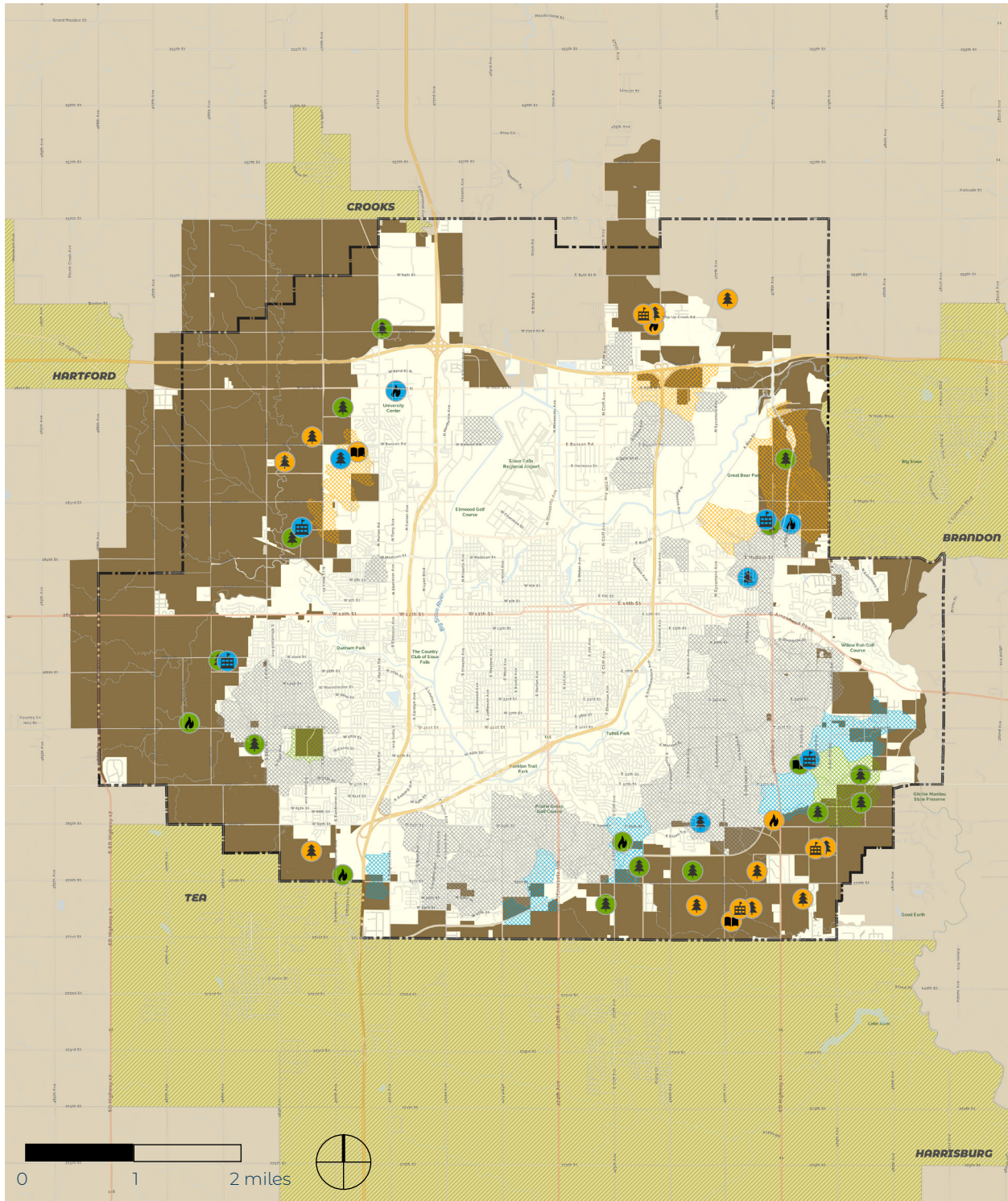
### Development Areas (Acres)

- Tier 1 (4,479 ac)
- Tier 2 (9,510 ac)
- Tier 3 (21,949 ac)

### Water and Roads

- Tier 1
- Tier 2
- Tier 3

# Map 5D: Public Facilities + Proposed Drainage Basins



## LEGEND

- Joint Jurisdiction Boundary
- Neighboring Growth Areas

### Land Use

- Urban
- Planned / Future
- Rural

### Storm Drainage

- Tier 1
- Tier 2
- Tier 3
- Completed

### Library

- Tier 2
- Tier 3

### Fire Station

- Tier 1
- Tier 2
- Tier 3

### Schools

- Planned
- Future

### Parks

- Tier 1
- Tier 2
- Tier 3

## Chapter 5:

# Growth Management

### Rural Development Considerations

Problems can occur when urban growth takes place in scattered and inappropriate areas next to agriculture and rural residential properties. Conflicts may include increased traffic and noise for rural residential properties and increased groundwater pollution from septic tanks.

Long-range planning and joint decision-making involves the City of Sioux Falls, Lincoln County and Minnehaha County is necessary to ensure that future urban development makes orderly transition from rural areas to urban areas. Shape Sioux Falls 2050 pertains directly to special areas of development concern. The intent of this plan is to provide both Sioux Falls and the two counties with information needed to respond during joint-jurisdictional proceedings and annexations.

### Wayne Township Growth Area

- Maintain present lot sizes which exist within the Prairie Meadows Sanitary District until other municipal services become available. The service area boundary of the sanitary district will not be expanded before annexation occurs.
- Preserve the floodplain area along 12th Street for open space and park use in conjunction with the Skunk Creek greenway improvements.
- Extend the greenway system along Skunk Creek and integrate future improvements with the reclamation of quarried sites.
- Limit further development around Ellis due to its location over the aquifer, and the absence of a central wastewater treatment system.
- Preserve green space and environmentally sensitive habitat areas.

### Benton Township Growth Area

- Avoid expansion of the residential subdivisions Martindale Tracts and Skyline Heights, based upon the potential for conflict between residential uses and nonresidential uses. Urban utilities will be required before expansion of Reppert's Subdivision occurs.
- Preserve the floodplain area along Willow Creek for open space and park use in conjunction with the greenway improvements.
- Preserve green space and environmentally sensitive habitat areas.

### Mapleton Township Growth Area

- The cap of 432,000 gallons per day of sewage or 12.96 MG/month in the Renner Sanitary District will be reached if all platted lots are developed. This will leave a substantial area of the district without service. Pressure to develop these areas can be expected.
- Do not permit new development within the Renner Sanitary District boundary unless connection is made to the Renner Sanitary Sewer District central collection system.
- Several subdivision lots within the sanitary district lack development appeal due to poor or nonexistent streets, undersized lots, and the absence of other urban amenities.
- Preserve the floodplain area along the Big Sioux River and Slip-up Creek for open space and park use in conjunction with the greenway improvements.
- At one point, Slip-up Creek was identified as a future reservoir area for city water needs. However, following the emergence of the Lewis & Clark water project, the reservoir is no longer being considered for that purpose. Instead, the Slip-up Creek area should be preserved as a rural agricultural area due to its steep slopes or minor agriculture uses (haying).

## Chapter 5:

# Growth Management

### *Sioux Falls Township Growth Area*

- Consider sand and gravel extraction as an appropriate interim use prior to industrial development, particularly in the area east of I-229 and south of I-90. Consider environmental constraints with steep terrain.
- Reserve floodplain for park and open space purposes and eventual connection with the Big Sioux River greenway system.
- Limited residential development may be allowed on the steep slopes in the northeastern portion of the growth area.
- Developing area should maintain a low density consistent with minimal provision of utilities and services.
- Preserve green space and environmentally sensitive habitat areas.

### *Split Rock Township Growth Area*

- Many existing rural residences are located in this township. Discourage expansion and further development of rural residential subdivisions where services are insufficient to meet anticipated demands.
- Promote the use of annexation and rezoning to appropriate zoning districts. By limiting access and requiring annexation, new developments can develop better land use transitions with existing developments.
- Preserve green space and environmentally sensitive habitat areas.

### *Springdale Township Growth Area*

- Environmental constraints for rural development in this area include limitations for septic tank drain fields and dwellings with basements due to poor soils and a high-water table.
- Continue to adhere to drainage plans to address stormwater runoff toward the east and south into Lincoln County. Use of natural drainageways and detention ponds should also serve as potential recreation/ open space corridors for the city.
- Preserve green space and environmentally sensitive habitat areas.

### *Delapre Township Growth Area*

- Environmental constraints for development in this area include limitations for septic tank drain fields and dwellings with basements. A portion of Nine Mile Creek in the northwest area is included within the 100-year floodplain.
- Encourage the eventual development of central sanitary sewer facilities around the Tea Industrial Park.
- Preserve green space and environmentally sensitive habitat areas.

## Chapter 5:

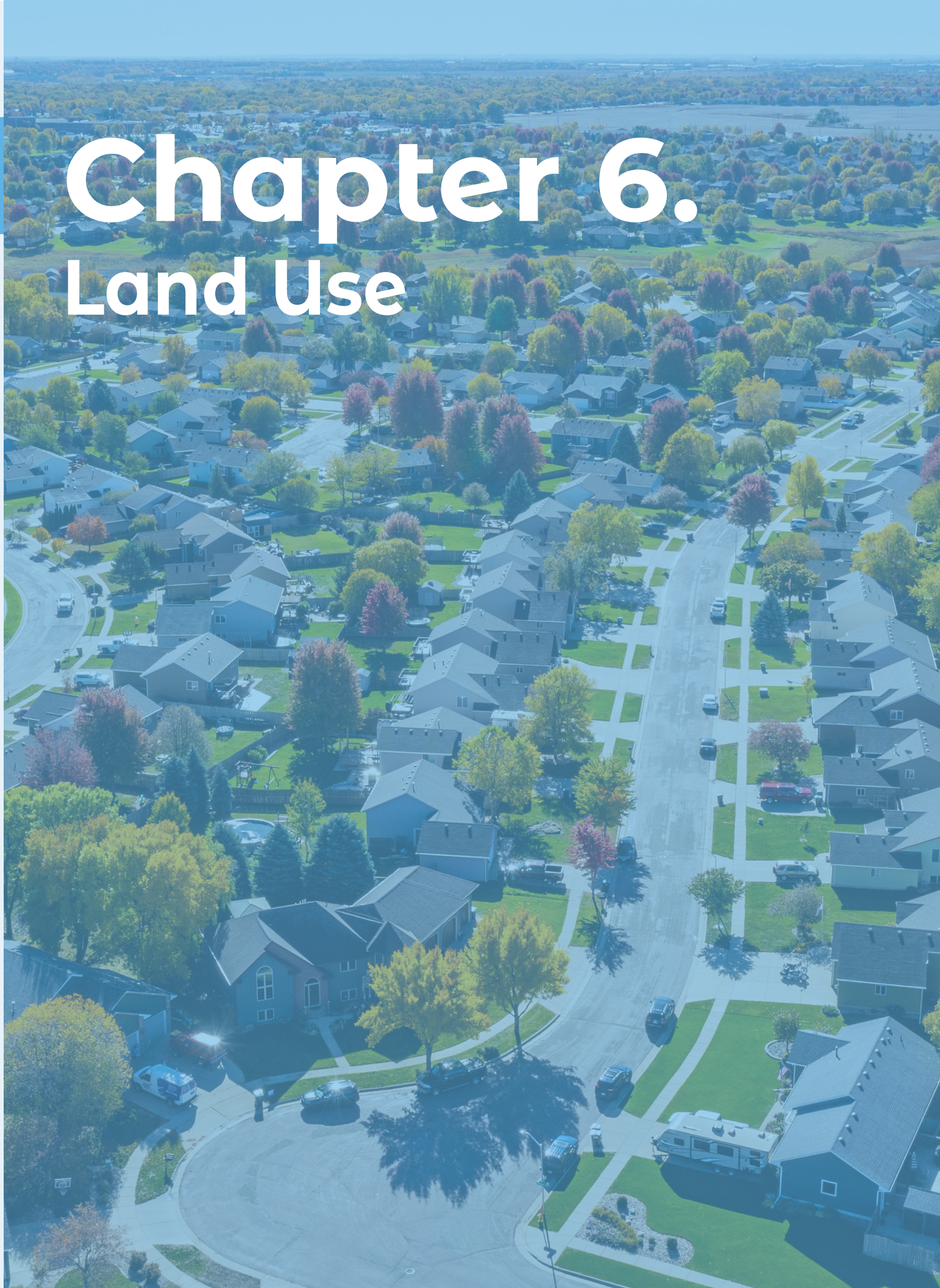
# Growth Management

*This page intentionally left blank.*



# Chapter 6.

## Land Use



## Chapter 6:

# Land Use

## Future Land Use Strategy

**Overall Intent:** To guide the arrangement of future neighborhoods and employment centers within the 2050 growth area.

**Strategy:** Ensure that the overall objectives, intensities, and impacts of land uses are consistent with the Future Land Use map.

**Implementation Method:** Future Land Use Map and Subarea Plans.

The Future Land Use Plan provided in the Shape Neighborhoods chapter is the fundamental element of the overall Comprehensive Development Plan. The Future Land Use Plan depicts the general arrangement of land uses which the city should seek to achieve over the planning period. In it, the following questions are answered:

1. *What types of land uses can we develop?*
2. *In what general location can land uses be developed?*
3. *How much land area can we develop for each type of land use?*

The Neighborhoods chapter is designed to anticipate how the city will develop, and react to demographic and market changes. The projections of population and land area needs are not absolute indicators of what the future holds. Therefore, this plan provides for more land than is forecasted to be needed over the planning period. It is not unreasonable to plan for twice the amount of land projected to be needed within the planning period.



## Chapter 6:

# Land Use

## Future Neighborhoods



Zoning in the United States was developed as a method for cities to respond to nuisance situations and regulate the built environment. Euclidean zoning – designed to separate different land uses – was originally adopted to ‘protect’ single-family neighborhoods while also identifying where commercial and industrial activities could take place. This approach to organizing cities, including Sioux Falls, resulted in low density single family residential neighborhoods that were separated from places of employment, entertainment, and community. Consequences of this approach include heavy reliance on motor vehicles, lack of neighborhood character, and barriers to flexibility in development and redevelopment.

Shape Sioux Falls 2050 supports diverse housing types, with varied densities and setbacks, and encourages mixed-use, walkable neighborhoods that reduce car dependence and include local businesses, parks, and gathering spaces.

Neighborhood residential areas shall generally maintain a low to moderate density with transitions and convenient connections to employment centers. Moderate density along arterials is appropriate. Low density may be appropriate along arterials with additional setbacks from these streets, as well as berms, fencing, or landscaping used to buffer visual and noise impacts. High-density residential areas or residentially-based mixed use areas are encouraged within or on the edges of employment centers or adjacent to major streets. High-density residential or residentially-based mixed use should not be allowed away from arterial and collector street networks. In that case, a future land use amendment to an appropriate employment center would need to be approved.

## Future Employment Centers



## Chapter 6:

# Land Use

Employment centers include all of the areas where people work, shop, play, or go to school. These areas are the economic engine of the community and are important for the continued vitality and growth of Sioux Falls. In the past commercial centers and office parks were often separate from one another, requiring people to travel greater distances for retail and consumer services over the lunch hour or on the way to or from work.

Employment centers can be served by public transit, promote higher density housing, allow for alternate forms of transportation, and develop pedestrian connections.

The intent of employment centers is to allow development interest holders and the city to be responsive to and accommodate changing market demands. **Map 6.A: Future Land Use** indicates locations and types of employment centers. Each type of employment center has a different amount of residential and nonresidential land uses that are acceptable, as well as a percentage of commercial within that total amount of acreage which is also acceptable. Each employment center has one or more core land use designations that define the character of the area. Supporting land use designations are permitted and provide balance to the area as well as a land use transition option, while not defining the area's character. The areas should be zoned in accordance with the identified employment center policies.

In addition to describing appropriate land uses, the employment centers directly relate to traffic demand and access needs for each existing and future street intersection.

### Application of the Future Land Use Map

- Employment centers will guide decisions on rezoning applications and are intended to provide a degree of flexibility in the sense that the employment center does



not specify a land use on a parcel-by-parcel basis but rather looks at the character and composition of the area as a whole. If a subarea plan applies to the area, the land use designations in that subarea plan must also be used in reviewing a rezoning application.




- Less than the recommended acreage amounts stated in **Exhibit 6.A: Future Land Use Table** are allowed for the employment centers, as long as appropriate transitions to low-density residential areas are maintained.
- More than the recommended land use acreages should be discouraged and may need a future land use map amendment.
- Allocation of future land use acres should be coordinated with adjacent landowners. It is assumed that each of the four corners are allocated equally from the beginning.
- Chapters 6 and 7 should be used together. This chapter provides direction on the location and composition of employment centers. Chapter 7 describes the land use designation categories.






# Land Use




Exhibit 6A: Future Land Use Table

Future Land Use Type	Description and Objectives	Size and Criteria	Allowable Land Use Designations (See criteria in Chapter 7: Transitions)
<b>Regional Employment Center</b>  	A Regional Employment Center is a highly commercialized center with a regional draw that emphasizes creating mixed-use options and appropriate transitions to low-density residential areas. These land uses are located near intersections of Regional Arterials and Type 1 Arterials.	Over 320 total acres  No more than 50% commercial	CORE DESIGNATIONS:
			Commercial 4
			SUPPORTED DESIGNATIONS:
			Major Institutional
			Office
			Apartment Residential
			Suburban Mixed Use
			PUD Mixed Use
<b>Subregional Employment Center</b>  	A Sub-Regional Employment Center is a highly commercialized center with a more limited trade area for employment and shopping as compared to the Regional Employment Center. A mix of uses should be supported to appropriately transition to low-density residential areas. The commerce center is typically at the intersections of Regional Arterials, Type 1 Arterials, and/or Type 2 Arterials.	160 to 320 acres  No more than 50% commercial	CORE DESIGNATIONS:
			Commercial 4
			Commercial 3
			SUPPORTED DESIGNATIONS:
			Major Institutional
			Office
			Apartment Residential
			Suburban Mixed Use
			PUD Mixed Use





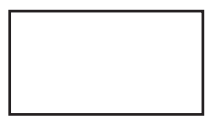
Future Land Use Type	Description and Objectives	Size and Criteria	Allowable Land Use Designations (See criteria in Chapter 7: Transitions)
<b>Community Employment Center</b>  	A Community Employment Center serves multiple neighborhoods and attracts traffic from throughout the community. It is commercial in character however a mix of land uses are encouraged within this area. This center is located at the intersections of arterials.	60 to 120 acres  No more than 50% commercial	CORE DESIGNATIONS:
			Commercial 3
			Commercial 2
			SUPPORTED DESIGNATIONS:
			Major Institutional
			Office
			Apartment Residential
			Twin Home/Townhome Residential
			Suburban Mixed Use
			PUD Mixed Use
<b>Neighborhood Employment Center</b>  	A Neighborhood Employment Center serves the immediate neighborhoods adjacent to the intersection, generally providing convenience items such as gas, food, and personal services. Pedestrian scale design should be prioritized. This center is typically located at the intersections of two arterials, where a larger employment center would not be supported.	15 to 60 acres  No more than 50% commercial	CORE DESIGNATIONS:
			Commercial 2
			Commercial 1
			SUPPORTED DESIGNATIONS:
			Major Institutional
			Office
			Apartment Residential
			Twin Home/Townhome Residential
			Suburban Mixed Use
			PUD Mixed Use
<b>Business Park Employment Center</b>  	A Business Park Employment Center is designed to encourage attractive office/institutional development, research, and specialized employment areas with commercial support. Commercial support services should not serve the wider community. This center is typically at the intersections of regional arterials. In some cases, this center may also be located at the intersections of other types of arterials.	120 to 320 acres  No more than 15% to 25% commercial	CORE DESIGNATIONS:
			Major Institutional
			Office
			SUPPORTED DESIGNATIONS:
			Commercial 2
			Commercial 1
			Small Institutional
			Apartment Residential
			Twin Home/Townhome Residential
			Suburban Mixed Use
			PUD Mixed Use



Future Land Use Type	Description and Objectives	Size and Criteria	Allowable Land Use Designations (See criteria in Chapter 7: Transitions)
<b>Suburban Mixed Use Employment Center</b>  	<p>A Suburban Mixed Use Employment Center is intended to feature moderate or high-density residential development with uses such as office and commercial serving those residents. Commercial uses may serve the wider community. This center is typically at the intersections of arterials outside of the core.</p>	<p>90 to 220 acres  No more than 50% commercial</p>	<b>CORE DESIGNATIONS:</b>
			Apartment Residential
			Suburban Mixed Use
			PUD Mixed Use
			<b>SUPPORTED DESIGNATIONS:</b>
			Commercial 3
			Commercial 2
			Commercial 1
			Major Institutional
			Small Institutional
<b>Urban Mixed Use</b>  	<p>An Urban Mixed Use designation is intended to activate urban commercial corridors. This designation will indicate where a residential centered mixed-use development may be appropriate within otherwise commercial areas. This designation is generally located along type 1 arterials and type 2 arterials in the core.</p> <p>Additional right of way dedication is required.</p>	<p>Located along arterials in the core</p>	<b>CORE DESIGNATIONS:</b>
			Urban Mixed Use
			<b>SUPPORTED DESIGNATIONS:</b>
			Commercial 2
			Commercial 1
			Office
<b>Low-Density Residential</b>  	<p>Low-Density Residential designated areas are characterized by single-family residential land uses. Attached and detached style dwellings would be supported, as well as multifamily residential and small institutional in some instances. Neighborhood serving commercial or small office uses may be supported in this designation if designed at a pedestrian scale and parking is minimized. This designation generally includes most of the developable area of a city outside of an employment center.</p>	<p>Generally located outside of employment centers. Chapter 7: Transitions further describes these characteristics.</p>	<b>CORE DESIGNATIONS:</b>
			Single-Family Residential
			<b>SUPPORTED DESIGNATIONS:</b>
			Twin Home/Townhome Residential
			Small Institutional
			Apartment Residential
			Manufactured Housing
			Commercial 1

Future Land Use Type	Description and Objectives	Size and Criteria	Allowable Land Use Designations (See criteria in Chapter 7: Transitions)
<b>Moderate-Density Residential</b>  	<p>Moderate-Density Residential areas are characterized by multifamily residential and single-family attached residential development. These areas do not exclude single-family detached dwellings, however where this product is developed, there should be increased emphasis on buffering to arterials through larger setbacks, berms and landscaping. This designation is typically located along arterial corridors. These areas are intended to act as a transition from the arterial roadway to the lower density residential areas. Recommend deeper lots to allow for additional buffering along arterial streets.</p>	<p>Adjacent to arterial streets</p>	<b>CORE DESIGNATIONS:</b>
			Apartment Residential
			Twin Home/Townhome Residential
			<b>SUPPORTED DESIGNATIONS:</b>
			Single-Family Residential
			Small Institutional
			Manufactured Housing
<b>Heavy Industrial</b>  	<p>A Heavy Industrial designation is intended to provide for industrial uses not compatible with residential, office, institutional, or neighborhood commercial establishments.</p> <p>These areas are located near other industrially designated areas and proximity to rail, regional arterials, and other major streets should be prioritized.</p>	<p>Adjacent to railroads, airports, or major streets</p>	<b>CORE DESIGNATIONS:</b>
			Heavy Industrial
			<b>SUPPORTED DESIGNATIONS:</b>
			Light Industrial
			Commercial 2
			Office
			Major Institutional
<b>Light Industrial</b>  	<p>A Light Industrial designation indicates appropriate locations for industrial uses as well as warehousing uses, advanced technology industries, and a wide range of industrial-related commercial functions, such as warehouse and distribution activities</p> <p>Similar to the Heavy Industrial designation, proximity to appropriate transportation modes should be prioritized. The light industrial designation may be considered more compatible with less intense uses subject to appropriate buffering and provision of attractive amenities.</p>	<p>Adjacent to major streets, highways, or airports</p>	<b>CORE DESIGNATIONS:</b>
			Light Industrial
			<b>SUPPORTED DESIGNATIONS:</b>
			Commercial 2
			Office
			Major Institutional



Future Land Use Type	Description and Objectives	Size and Criteria	Allowable Land Use Designations (See criteria in Chapter 7: Transitions)
<b>Major Institutional Employment Center</b>  	<p>A Major Institution employment center indicates the location of a master planned educational or medical organization. The master institution plans set forth the area, type, form, and location of future development which will occur for the institution. These employment centers are located at existing institutions with the ability to expand. Future centers should be located near arterials or collectors, and not integrated into residential neighborhoods.</p>	<p>Near existing institutions with need for expansion</p> <p>New institutions should be near major streets</p>	<b>CORE DESIGNATIONS:</b>
			Major Institutional
			<b>SUPPORTED DESIGNATIONS:</b>
			Apartment Residential
			Twin Home/Townhome Residential
			Office
			Commercial 2
			Commercial 1
			Light Industrial
			Urban Mixed Use
			Suburban Mixed Use
			PUD Mixed Use
<b>Schools</b>  	<p>This identifies the approximate location of a future elementary, middle, or high school.</p>	<p>Primary access onto a collector street</p>	
<b>Large Drainageway or Greenspace</b>  	<p>A conservation and recreation designation indicates the location of conservation areas, some stormwater management drainageways and detention areas, cemeteries, and similar relatively extensive uses that have an open space character. This designation is located within floodways, along natural drainage ways.</p>		
<b>Parks</b>  	<p>Identifies the approximate location of future city parks.</p>	<p>In compliance with the Parks Master Plan. Generally, serve a half mile buffer.</p>	
<b>Developed Areas</b>  	<p>The developed area, indicates that this area has already been zoned. Any zoning district adjustments must be consistent with a subarea plan, Chapter 7, and the Shape Places Zoning Ordinance.</p>		

## Chapter 6:

# Land Use

*This page intentionally left blank.*



## Chapter 6:

# Land Use

## Future Land Use Map

**Map 6.A: Future Land Use Map**, provides a general visual depiction of how the growth area of Sioux Falls could be developed or redeveloped should those property owners be so interested. The purpose of this Future Land Use Map and related future land use categories is to provide guidance for residents, property owners, developers, and the city on where development can occur.

The main goal is to strike a balance between providing enough flexibility to let market forces and property owner preferences drive development while help to ensure the city can:

1. Efficiently plan for and provide infrastructure and public services;
2. Maintain a fiscally sound mix of land uses; and,
3. Provide appropriate transition between differing land uses to protect existing property values.

## Annual Review and Update of the Future Land Use Plan

As first noted in Chapter 1, Shape Sioux Falls 2050 serves as a guide for future development and redevelopment within the City of Sioux Falls and its planning area. The Future Land Use Map should be referenced to help guide decision making related to new growth and development projects, infill and redevelopment plans, prioritization of public infrastructure investments, and annexations and rezonings of land. In order to ensure this plan remains relevant and useful, the Future Land Use Map should be reviewed and officially updated at least annually to generally reflect the rezoning actions and approvals of the previous year plus any other modifications warranted due to changes in economic factors, market demand, community preferences, zoning code regulations and districts, and public infrastructure availability.

### LEGEND

 Sioux Falls City Limits

 Planning Boundary

 Neighboring Community Growth Areas

#### Arterial Type

 Interstate

 Regional Arterial

 Type 1 (Access at 1/4-mile)

 Type 2 (Access at 660 feet)

 Type 3 (Access at 330 feet)

#### Employment Centers

 Regional

 Sub-Regional

 Community


 Neighborhood

 Business Park

 Major Institution

 Suburban Mixed-Use

 Heavy Industrial

 Light Industrial

 Low-Density Residential

 Large Drainageway or Green Space

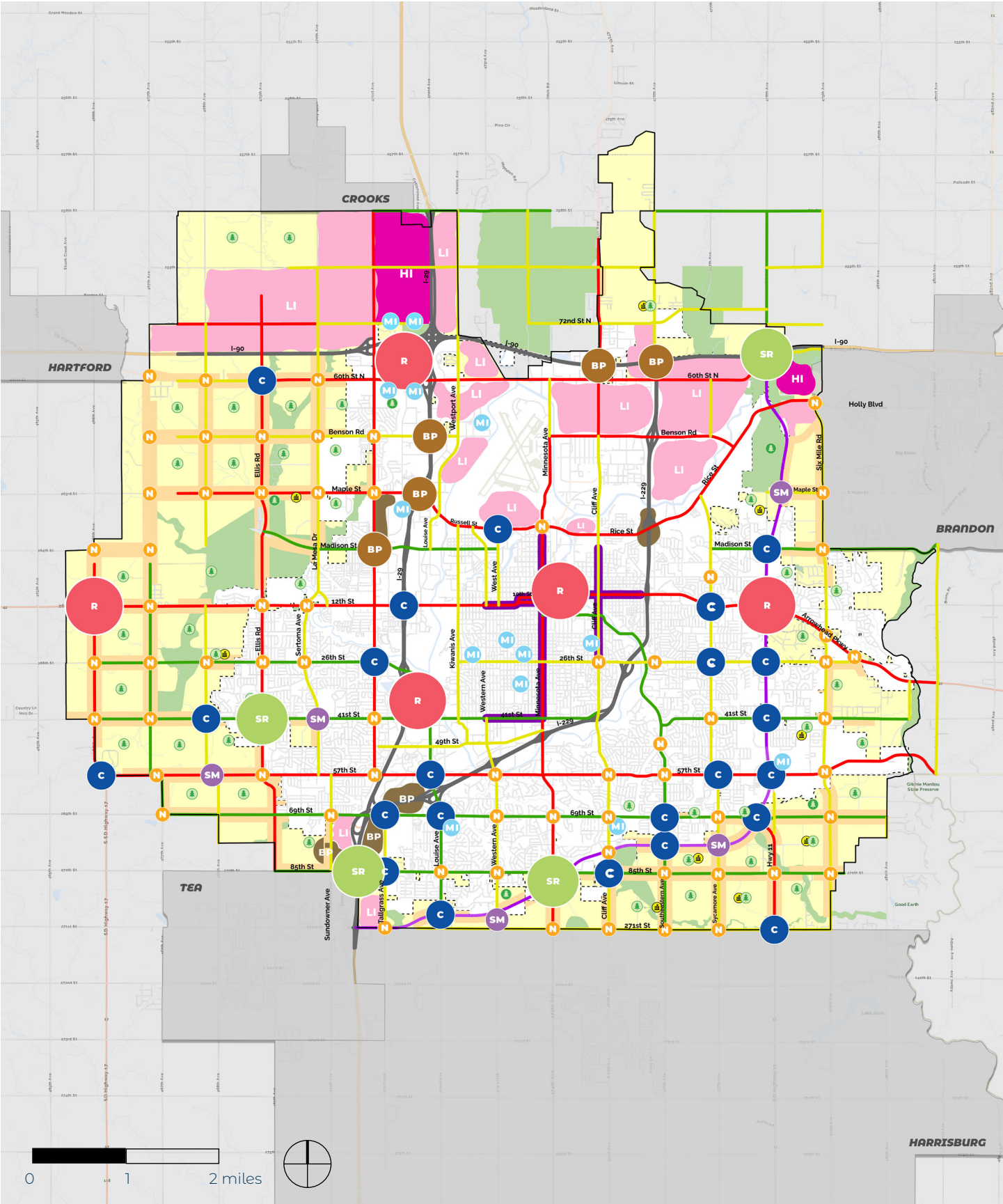
 Moderate Density Residential

 Large Park

 Small Park

 Schools

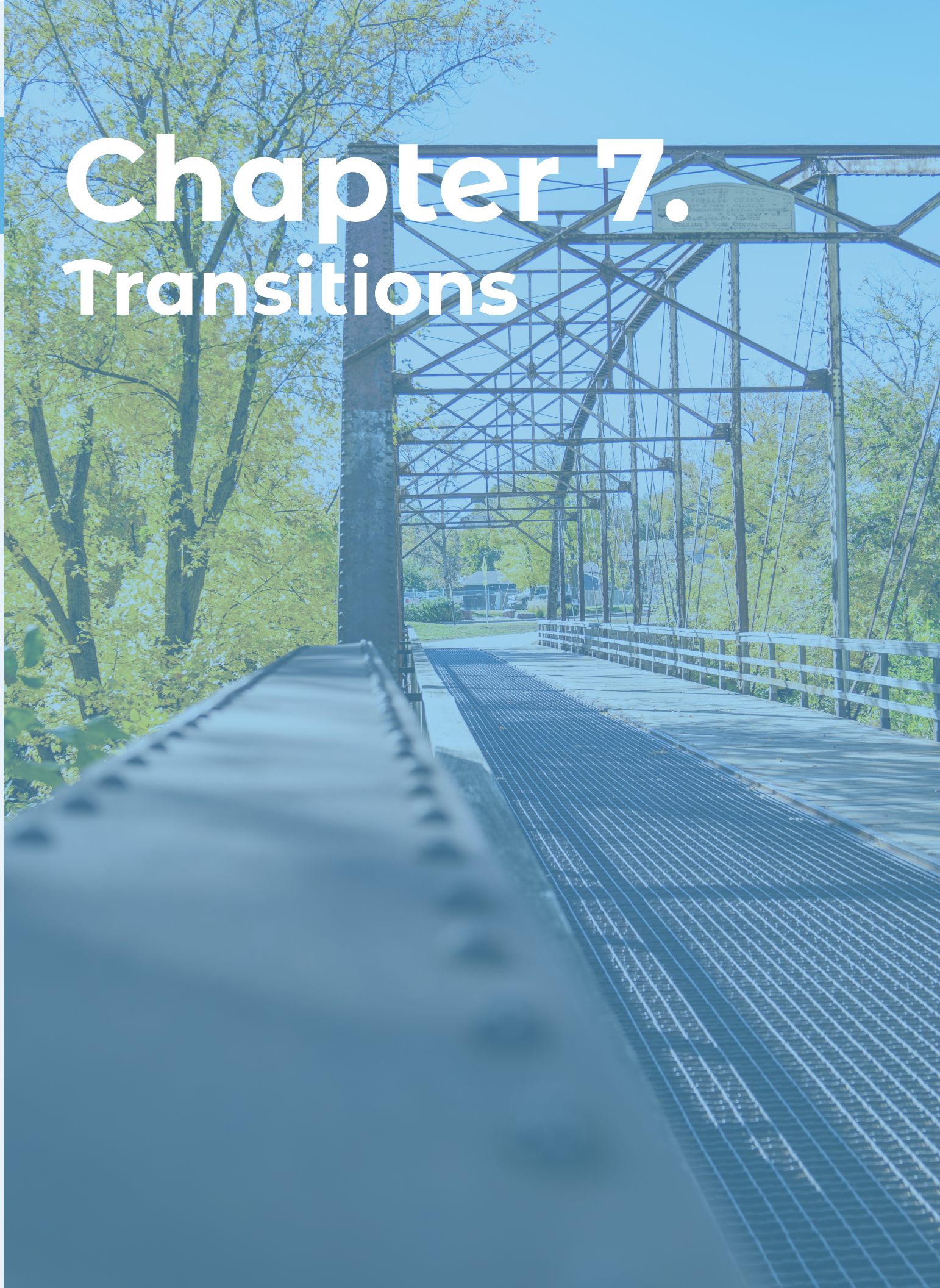
# Map 6A: Future Land Use Map





# Chapter 7.

## Transitions



# Transitions

## Land Use Policies

**Overall Intent:** Minimize land use conflicts, create compatible transitions, maintain neighborhood character, and allow for integrated and mixed-use areas.

**Strategy:** Define the character of land use designations and zoning districts and require methods of transition between land uses through the land use compatibility chart and the zoning ordinance.

**Implementation Method:** Pre-application coordination, development application review, and amendments.

Chapter 6 discussed the location of employment centers and composition of land uses. This chapter describes each of those land use designations and looks at proper transitions between uses. These land use designations inform how the zoning ordinance is interpreted and applied.

The following policies should be used to help guide decisions on rezoning developable and redevelopment land as part of the zoning process. This should be a collaborative process between development professionals and/or residents and city planning staff. This chapter will help to guide the **objective of land use transitions as a part of the goal of planning neighborhoods, land use, and urban form.**

### Step 1: Land Use Options

There are three options when zoning and rezoning land:

#### Option A—Single Zoning District Developments

When a development is requesting amendment of zoning for a single-use project, the developer should also take into consideration the existing land uses adjacent to their property, as well as the future land uses for land use compatibility. See **Exhibit 7.B: Land Use Compatibility Chart** at the end of this chapter for more information.

#### Option B—Multi-Zoning District Developments

When a development has two or more zoning districts, the development must still:

1. Consider **Exhibit 7.B: Land Use Compatibility Chart** in regard to existing and proposed adjacent land use compatibility.

#### Option C—Mixed-Use Planned Unit Developments

As another option, developers may look to the mixed-use planned unit development (PUD) option to afford additional design options. Mixed-use employment centers are also an option with this plan. Increased density, added land use flexibility, and the addition of residential uses are advantages with this option. As an example, the Sioux Falls downtown area is a mixed-use area and should be afforded the same PUD design options.

The intent of the mixed-use PUD option is to allow landowners and the city to be responsive to and accommodate changing market demands, allowing for new sustainable options, while mitigating known impacts. Rather than primarily regulating the use of a property, the mixed-use PUD areas are intended to emphasize the form, design, and function of development on the site, rather than the particular uses that occur in a building (For more information, see Mixed Use Options, later in this chapter).

# Transitions

## Other PUD Options

Other types of development may apply for the PUD option in order to receive increased density or reduced setbacks, as long as the policies of Shape Places (land use and development policies) are maintained.

## Step 2: Define Land Use Designations

Before transitions between uses can be determined, the character of land use designations must be clearly defined. Land uses designations and their policies below are defined and detailed to help developers and residents to understand in greater detail each type of use. The policies should also be utilized in providing direction for developers throughout the development review process, and zoning ordinance districts shall be based upon the land uses in this chapter. In addition, each use should be consistent with the approved **Map 6.A: Future Land Use** and **Exhibit 6.A: Future Land Use Table**, found in Chapter 6.

## Single-Family Residential Designations

Single-family residential uses will primarily consist of single-family detached residential dwellings. Other uses that are acceptable in areas with this designation include schools, parks, places of worship, neighborhood utilities, small group homes, home daycares, accessory dwelling units, some public service facilities, and home occupations. Any other use should have appropriate transitions.

General criteria for low-density residential include:

1. Affirm and encourage one household residential use as the principal use in single-family residential areas, and the primary use permitted outright.
2. Limit types of nonresidential uses permitted in single-family residential areas in order to protect those areas from the negative impacts of incompatible uses.
3. Do not allow rezonings unless land use transitions are incorporated.
4. In order to maintain low-density residential areas, parking should be limited. When necessary, mitigate the negative effects of expansion, like parking lots that are accessory to permitted uses in abutting higher intensity zones from expanding into single-family residential areas.
5. Allow flexibility in setbacks and yard requirements (while maintaining green space) to allow homes to be upgraded and to enhance the neighborhood.

## Chapter 7:

# Transitions

6. Various residential districts will evolve or continue to evolve with their own defining characteristics. The city will support efforts to tailor development standards with respect to unique circumstances. Size and pattern of lots and blocks, building style, street design details, street and outdoor lighting, and landscape characteristics should be combined in ways unique to a given residential neighborhood. Subarea Plans and Neighborhood Action Plans will outline these policies.
7. Encourage single-family homes that match the existing development pattern and preserve the character of each neighborhood.

Traditional and Suburban styles of single-family residential are identified and described below:

### **Traditional Single-Family Residential**

- **A.** Characterized by higher density; smaller lots, more on-street parking, fewer garages and driveways. Discourage the demolition of single-family residences and displacement of residents in a way that encourages housing stabilization, sustainability, rehabilitation, and that provides accessible housing opportunities throughout the city.



### **Suburban Single-Family Residential**



- **A.** Characterized by lower density, larger lots, off-street parking, and driveways. Connected neighborhoods should be prioritized. Allows for more housing styles and values for multi-generational and socioeconomic connections.

# Transitions

## Twin Home/Townhome Residential Designations



Various types of attached single-family residential products are allowed and encouraged to develop a wide variety of housing types, scales, and configurations appropriate to the context and development objectives of various neighborhoods within the city.

### Twin Homes and Duplexes

- Use low-density attached single-family housing styles to provide for transitional densities between suburban single-family neighborhoods and more intense nonresidential and high-density residential uses.
- Provide opportunities for attached housing at slightly higher densities than single-family areas.
- Encourage a variety of twin homes and types at a scale compatible with single-family structures.

### Three-to-Eight-Unit Townhomes

- Encourage a variety of townhome types, in some instances, allowing for reduced setbacks with additional landscaping and pedestrian amenities.

- Consider additional height in the denser areas, when there is adequate space between apartment buildings and single-family residences in order to decrease blocked views and shadows on adjacent structures and open spaces.

## Manufactured Housing Designations



A manufactured home is fabricated in one or more sections and is designed to be towed on its own chassis.

Manufactured housing areas may be placed into development park areas as long as the following are maintained:

- Pitched roofs are encouraged.
- Appropriate transitions to other residential areas are maintained.
- Fronts of homes shall be oriented to the street.

## Chapter 7:

# Transitions

### Apartment Residential Designations



1. Accommodate greater concentration of housing in dense, pedestrian-oriented neighborhoods having convenient access to transit, employment, and commercial centers. This use should be concentrated along arterials.
2. Provide public open spaces easily accessible to the public, with public amenities.
3. Consider additional height in the high-density areas when there is adequate space between high-rise apartment buildings to decrease view blockages and shadows on adjacent structures and open spaces.
4. Encourage owners to participate in the crime prevention program.
5. The massing should be diminished by varying the roof lines and scale.

### Commercial Designations

Four intensities of commercial land uses are described:

#### Commercial 1



- The Commercial 1 designation describes neighborhood/pedestrian scale commercial, which may include infill sites in the core of the city. Specific uses generally include convenience gas stations/convenience stores, dry cleaners, drug stores, smaller grocery stores, smaller restaurants, and other establishments that serve the daily needs of persons living in the adjacent residential areas. Parking should be limited and instead focus pedestrian and bicycle access. On-street parking would be appropriate at these locations.
- Commercial 1 building sites will typically be under 4,000 square feet of gross building area. Compatible building height with neighborhood shall be maintained.

## Chapter 7:

# Transitions

### Commercial 2



- The Commercial 2 designation applies to building sites within neighborhood areas and includes convenience types of land uses including gas stations/ convenience stores, dry cleaners, drug stores, smaller grocery stores, a limited number of fast food restaurants, and other establishments that serve the daily needs of persons living in the adjacent residential areas.
- Commercial 2 building sites will typically be about 25,000 square feet of gross building area. Compatible building height with neighborhood shall be maintained. Parking should be oriented away from the street, with the building oriented to the street.

### Commercial 3



- The Commercial 3 designation applies to building sites within community commercial areas, and includes uses such as larger grocery stores, clothing stores, hardware stores, sit-down and fast-food restaurants, and other establishments that serve the shopping needs of the larger community of Sioux Falls. You would leave your neighborhood to do business here, but you would not go out of your way to shop at these businesses.
- Commercial 3 building sites will typically be about 75,000 square feet of gross building area. Height limitations should also be addressed.

### Commercial 4



- The Commercial 4 district is intended to be the most intense business-use area in the city. Appropriate land uses include, but are not limited to: malls, big box stores, super grocery stores, warehouse clubs, department stores, and furniture stores. They are regional in nature; people travel across the city to do business at these locations.
- Commercial 4 building sites will have no limitation of building area, but height limitations could apply.

## Chapter 7:

# Transitions

### Commercial Site Design Requirements

1. Employment centers should normally have commercial land uses located at the first full street or highway access point.
2. The zoning of land use should decrease to a lower intensity from the first access point as long as suitable land use transition zones are maintained (i.e., office/multifamily buffering commercial from single-family residential).
3. Prevent office and commercial projects from expanding into established surrounding residential areas.
4. Commercial vehicle traffic shall not be forced to travel through a residential area for its main arterial access.
5. Avoid high-intensity land uses adjacent to low-density residential ("adjacent" includes across most streets), unless other buffers are included in the site design, such as drainage ponds, parks, or substantial landscape buffers.
6. Higher-intensity land uses (commercial and office) are encouraged within employment centers. Multifamily and office land uses are encouraged to be used as transitional land uses to low-density residential areas.
7. Prevent commercial areas from growing together, which leads to strip development, and has negative impacts of parking, access, and site development.
8. Conform to conventional zoning setbacks and maximum building height requirements.

### Light Industrial Designations



Light industrial areas are intended to provide for a number of light manufacturing, wholesale, warehousing, and service uses. Commercial, office, and institutional uses may support this designation.

It is the intention of this district to provide low-impact, high amenity industrial development along the major streets and adjacent to residential areas, while allowing for slightly heavier development in the interior of the industrial areas.

These areas should focus upon good transportation elements: rail, airport, and major street access.

1. Consider manufacturing uses, advanced technology industries, and a wide range of industrial-related commercial functions (such as warehouse and distribution activities) appropriate for industrial areas.
2. Commercial uses are allowed. Preferably, they would reinforce the industrial character of the area.
3. On sites that are along major streets, require new development to provide street trees, landscape screening, and sidewalks. Also, require appropriate landscaping, building materials, and screening of outside storage in order to promote a positive impression of the city's industrial areas.

## Chapter 7:

# Transitions

4. Set parking and loading requirements for various uses to provide for only adequate parking and loading facilities and occasional spillover parking. Provide for parking reductions to encourage the use of small sites and landmarks, and the reuse of existing structures.
5. Provide an appropriate land use transition between industrial areas and adjacent residential or mixed-use commercial zones (including downtown). Land use transitions can include office, institutional, and multifamily types of land uses.
6. Determine height provisions that ensure visual compatibility and transition in scale between industrial areas and less-intensive abutting zones, with lower heights closer to less-intensive zoning uses.

### Heavy Industrial Designations



This district shall provide for the same policies as light industrial areas, except the uses are intended to also provide for heavy industrial uses, which may create some significant noise, smell, and/or aesthetic issues to mitigate. Mitigation measures in a heavy industrial area should include at least a 1,000-foot buffer to residential areas. Measures will also ensure that health and safety issues are addressed on-site

prior to impacting adjacent properties: chemicals are stored properly, rodents are controlled properly, and any outside storage is adequately screened and kept away from major street corridors and entry points to the city. Some uses that are generally regarded as heavy industrial include:

- Manufacture of chemicals and like substances
- Stockyards and slaughtering of animals
- Sanitary landfills
- Paper manufacturing
- Tank farms/petroleum products terminal
- Grain terminal/grain processing
- Salvage yard
- Mining

The city's planned heavy industrial areas should focus upon good transportation elements: rail, airport, and major street access. They should not be located on any of the city's environmentally sensitive areas, such as floodplains and aquifer protection areas.

## Chapter 7:

# Transitions

### Major Institutional Designations



Major institutions, such as hospitals and colleges, serve Sioux Falls and the larger region. They contribute to employment opportunities and to the overall diversification of the city's economy. However, when located in or adjacent to residential and pedestrian-oriented commercial areas, the activities and facilities of major institutions can have negative impacts, such as traffic generation, loss of housing, displacement, and incompatible physical development. These policies provide a foundation for the city's approach to balance the growth of these institutions with the need to maintain the livability of the surrounding neighborhoods.

1. Provide for the coordinated growth of major institutions through review of major institution conceptual master plans and the establishment of major institution zones. Require preparation of a revision to the existing master plan when a major change is proposed within the boundaries of the master plan. Balance the public benefits of growth and change for major institutions, with the need to maintain livability and vitality of adjacent neighborhoods.
2. Identify locations for new or expanded parking lots and/or ramps, and require well-designed parking structures, parking lot landscaping, and screening from streets and abutting properties.
3. Encourage building up rather than out to preserve open space and minimize the need to acquire additional properties.
4. Encourage affordable housing as a buffer to core residential neighborhoods.
5. Encourage significant community involvement in the development, monitoring, implementation, and amendment of major institution master plans, including neighborhood meetings.
6. Understand the need for individual property rights and market-driven land costs within the framework of master plans and proposals.
7. Apply the development standards of the underlying zoning classification for height, density, size, signage, setbacks, and landscaping all major institution development, except for specific standards altered by a master plan.
8. The need for appropriate land use transition shall be a primary consideration in determining setbacks.
9. Identify land area needs and establish perimeter growth boundaries.
10. Mixed uses should be considered to decrease the amount of daily vehicle traffic, while allowing service to both the institution and the neighborhood.
11. Encourage accessible housing as a buffer to core residential neighborhoods.

# Transitions

## Office Designations



Office land uses work well as transitional land uses for commercial areas, based upon their residential design elements, limited hours, reduced parking, and signage. As such, the transition to residential areas must include well-designed setbacks, landscaping, and site orientation characteristics. Small-scale offices may be appropriately integrated into neighborhoods along higher capacity roads.

1. Office land uses can encompass a wide range of sizes but typically require good transportation access and should be located near arterial or collector roadways. Office designations with a large number of employees should be served by transit routes. Office land uses should be available for flexible sites for smaller to mid-size office complexes.
2. Office land uses should be designed with connections to citywide pedestrian, transit, and bicycles infrastructure. This allows for additional modes of commuter transportation other than the typical single-occupancy vehicle. Whenever possible, general office designations should be located close to other commercial or mixed-use districts that provide restaurants, lodging, and other services, particularly

when these are not available within the area. It is recommended to choose a location near residential areas.

3. Good office district design plans for fewer site impacts based upon parking lots. Design addresses bicycle, transit, and pedestrian traffic. Functional design within the parking areas also addresses the surface drainage and connectivity to other uses, such as retail and personal services.
4. Whenever possible, general office districts should include additional landscape setback adjacent to residential areas. Parking lots should be located away from residential homes, with the backs of the offices adjacent. Pedestrian connections to and through the office district and to neighborhood commercial from the residential neighborhoods should be developed.

## Chapter 7:

# Transitions

### Small Institutional Designations



Small institutions, such as elementary schools, churches, nursing homes, assisted-living facilities, and group homes are all common within and adjacent to all residential areas of the city. Because of the importance of these facilities, many of the institutions are included as permitted special uses in residential zones. Therefore, **Map 2.A: Current Land Use** shows small institutional land use areas. This is considered acceptable as long as it meets the following policies:

1. Allow small institutions and public facilities that are determined to be compatible with the function, character, and scale of the area in which they are located.
2. Development of small institutional uses should appear similar to the surrounding area, specifically maximum height. Some exceptions may be appropriate such as spires for religious institutions.
3. Adverse impacts associated with light, glare, noise, odors, parking, and transportation should be addressed and mitigated through site design when these facilities are in residential areas.

### Mixed-Use Designations



As the city continues to grow it will become increasingly important to efficiently develop property by promoting density. This includes new developments as well as investing in the redevelopment of core areas. Integrating mixed-use options into development can clear the way for innovative and flexible built environment design.

The advantage to the developer with a mixed-use development is that increased density is encouraged within these areas. The advantage for the community is a diverse urban environment which functions as a whole, and not as individual parts—with the neighborhood's having the options for living, working, shopping, dining, and recreating all within the area.

Mixed-use can be utilized in a couple of ways - via standard zoning districts and through planned unit development.

## Chapter 7:

# Transitions

### **Urban Mixed-Use**

Commercial/Residential mixed-use is allowed in the Urban Mixed-Use areas as defined in **Exhibit 6.A: Future Land Use Map** as a conventional zoning district with the following standards:

- Be along corridors indicated on the **Exhibit 6.A: Future Land Use Map** as Mixed Use.
- Evidence can be shown that a high employment generator is nearby and that the market requires such.
- The development area should be pedestrian, bicycle and transit friendly.
- The building should be located along the front of the lot and parking toward the rear or interior.
- Transitions to existing residential and historic neighborhoods should be maintained.

Urban mixed-use will have multiple levels of density dependent upon the ability to property transition to the surrounding land uses.

#### Low Density

Residential is permitted only above the first level, with a minimum of three stories and a maximum of four stories.

#### Moderate Density

Residential is permitted only above the first level and on locations not facing the primary frontage, with a minimum of four stories and a maximum of six stories.

#### High Density

Residential is permitted to be located above the second level and on locations not facing the primary frontage, with a minimum of seven stories and a maximum of ten stories.

### **Suburban Mixed-Use**

Integrating commercial-centered mixed-use options into the suburban areas are encouraged within conventional zoning districts with the following standards:

- Located within an employment center as identified on the Future Land Use map.
- The development area should be pedestrian, bicycle and transit friendly.
- Transitions to existing or planned residential neighborhoods should be maintained.
- Residential to be permitted above the first floor with heights in line with the intensity of employment center.
- Residential amenities and shared open space should be incorporated into development design.

### **Planned Unit Development (PUD) Mixed-Use**

Mixed-use planned unit developments differ from conventional employment centers in that they are focused toward safe and effective pedestrian movement and public transit, have integrated land uses with residential uses being encouraged to integrate with commercial and office, and public spaces. In order to qualify as mixed-use, the Planning Commission and City Council must approve a planned unit development zoning district that incorporates the following policies:

#### Horizontal Mixed-Use (PUD Only)

Pedestrian oriented (employment and residential mixed) planned unit development option.

- Commercial and/or office allowed up to 80% of the area, with at least 20% residential, with usable pedestrian connections.

## Chapter 7:

# Transitions

### Vertical Mixed-Use

Downtown and urban village planned unit development option.

- The downtown mixed-use area is existing and shall be maintained as a vertical mixed-use area. With a vibrant mix of residential, commercial, office, and recreation planned through the identified area
- Commercial-centered mixed-use is allowed at current employment center locations with approximately the same land use allocations.
- Residential-centered mixed-use is allowed within residential areas with the following standards:
  - Evidence can be shown that a high employment generator is nearby and that the market requires such.
  - Nearby employment center allocations are being underutilized.
  - Transitions can be maintained.
  - Commercial uses are limited and not accessory in nature to the residential neighborhood.

The mixed-use PUD option is available for any of the employment centers without a future land use map amendment. However, mixed-use planned unit developments must adhere to the specific pedestrian, land use, and development policies provided in the zoning ordinance.

Suburban mixed-use would be an option for any employment center without a future land use amendment. However, conventional zoning district regulations would apply without allowance for additional flexibility.

The Urban Mixed-Use option is only available along identified corridors in the core of the city.



# Transitions

## Step 3: Create Compatibility between Proposed Land Uses

**Exhibit 7.B: Land Use Compatibility Chart** rates the compatibility for land uses to be adjacent to each other. The degree of compatibility determines if new development may be supported or the degree to which a new development may need to mitigate their impact.

### *Exhibit 7.B Key:*

**5. Compatible:** Identical to pre-existing land uses or totally compatible. Development should be designed consistent with good planning practice.

**4. Compatible, with Minor Conflict Potential:** The new land use is generally compatible with the existing adjacent land use. Traffic from higher intensity uses should be directed away from lower intensity uses. Building elements and scale should be consistent with surrounding proposed and existing development.

**3. Potentially Compatible:** The new land use may have potential conflicts with existing adjacent land uses, which may be remedied or minimized through project design. Traffic, parking, and other external effects should be directed away from lower-intensity districts. Landscaping, buffering, screening, and compatible height and scale methods should be employed to minimize negative effects.

**2. Incompatible:** The new land use has significant conflicts with the existing adjacent land use. Major effects must be mitigated to prevent impact on adjacent use. A significant buffer yard is required. Also, other buffers and screening, land use transitions, and other external operational impacts should be considered.

**1. Highly Incompatible:** The new land use is incompatible with adjacent land uses. Any development proposal requires a significant buffer yard and extensive documentation to prove that external effects are fully mitigated. In general, proposed use with this level of conflict should not be permitted.

# Transitions

## Example Compatibility Chart

PROPOSED LAND USE	ZONING DISTRICT				
	SINGLE-FAMILY RESIDENTIAL	TWIN HOME RESIDENTIAL	APARTMENT RESIDENTIAL	COMMERCIAL 1	COMMERCIAL 4
SINGLE-FAMILY RESIDENTIAL	5				
TWIN HOMES	4	5	4		
APARTMENTS	4	4	5		
COMMERCIAL 1	4	4	4	5	
COMMERCIAL 4	1	2	3	4	5

**1 RATING:  
HIGHLY INCOMPATIBLE**

**2 RATING:  
INCOMPATIBLE**

**3 RATING:  
POTENTIALLY INCOMPATIBLE**

**4 RATING:  
COMPATIBLE, WITH MINOR  
CONFLICT POTENTIAL**

**5 RATING:  
COMPATIBLE**

## Exhibit 7.B Full Zoning District Compatibility Chart

### by Degrees of Compatibility

#### Adjacent new or existing zoning districts

	Single Family Residential	Manufactured Housing	Twin Home Residential	Office / Small Institutional	Apartment Residential	Small Institutional	Commercial 1 (<4,000 sf)	Commercial 2 (4,001 - 25,000 sf)	Commercial 3 (25,001 sf - 75,000 sf)	Commercial 4 (>75,000 sf)	Midtown Mixed Use	Large Institutional	Light Industrial	Heavy Industrial	Conservation
Single-Family residential	5														
Manufactured Housing	3	5													
Twin Home / Townhome residential	4	4	5												
Office / Small Institutional	4	3	4	5											
Apartment Residential	4	4	4	4	5										
Small Institutional	4	4	4	5	4	5									
Commercial 1 (<4,000 sf)	4	4	4	5	4	4	5								
Commercial 2 (4,001 - 25,000 sf)	3	3	3	4	3	3	5	5							
Commercial 3 (25,001 sf - 75,000 sf)	2	2	3	4	3	3	4	4	5						
Commercial 4 (>75,000 sf)	1	2	2	4	3	3	4	4	5	5					
Midtown Mixed Use	4	4	4	5	5	5	5	5	5	5	5				
Large Institutional	3	3	3	4	4	4	4	4	3	3	5	5			
Light Industrial	2	2	3	4	3	3	4	4	4	3	4	4	5		
Heavy Industrial	1	1	1	2	2	1	3	3	3	3	3	2	4	5	
Conservation	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5

\* The approved zoning ordinance provides more details about the regulatory standards.



## Chapter 7:

# Transitions

*This page intentionally left blank.*



# Chapter 8.

## Trends and Recommendations

*Credit: "Tetra Totem in Azul Imperial" by Lauren Thompson, City of Sioux Falls Arts Commission.*

## Chapter 8:

# Trends and Recommendations

## Introduction and Purpose

A comprehensive development plan lays out a vision for the future of a community. It identifies the community's goals and priorities and recommends where new growth and redevelopment should be focused. It also provides guidance on the standards that new growth and redevelopment should follow in order to meet the goals and priorities of the community and make its future vision a reality.

The Shape Sioux Falls 2040 Comprehensive Development Plan identified the following 3 main goals.

**GOAL 1:** Effectively Manage Growth

**GOAL 2:** Plan Neighborhoods, Land Use, and Urban Form

**GOAL 3:** Improve the Resiliency of the Community

The purpose of the new Shape Sioux Falls 2050 Plan is to identify a new vision for the future of the City and confirm the priorities for the next 25 years. Based on the input received for the 2050 Plan, the 3 main goals from the 2040 plan still hold true and carry over into the 2050 Plan.

## Trends Based on Community Input

The new future vision for Sioux Falls is based on the input from numerous community members received during an in-depth series of public engagements, workshops, small group meetings, and surveys conducted from July through October of 2024, and culminated with a statistically valid survey completed by randomly selected households. This input was further reviewed and vetted by an advisory committee made up of over 25 community members representing a diverse range of public interests. A detailed summary of the public input can be found in Appendix A.

## Public Input Summary

- Pop-Up Events (8 Events)
- Online Engagement Website (over 5,160 unique visitors)
- Community Listening Sessions (2 Sessions)
- Public Visioning + Neighborhood Workshops (4 Workshops)
- Focus Group Meetings (13 Meetings)
- Stakeholder Interviews (21 Interviews)
- Community Survey (541 Surveys Completed)






## Chapter 8:

# Trends and Recommendations

## Engagement Timeline

 Denotes total number of months completed in project timeline.

<b>Phase 1: Project Kick-Off</b>		
Project Kick-Off Meeting and City Tour with City staff		May, 2024
Communication and Public Engagement Plan		July 2024
Bi-Weekly Check-In Meetings		Ongoing throughout planning process
City Council Information Meetings (2-3 meetings)		August 2024
Planning Commission Updates (2-3 meetings)		August 2024
Project Kick-Off with Advisory Committee (AC #1)		July, 2024
<b>Phase 2: Public Engagement</b>		
Engagement + Publicity Review with City staff		July 2024
Online Engagement		Begins in August and continues through to adoption
Community Listening Sessions (2-3 meetings)		August 2024
Stakeholder Interviews + Focus Group Meetings		September-October 2024
Community Survey Draft Review		August 2024
Community Survey Starts		September-December 2024
Pop-Up Events (3 events)		September 2024
Public Visioning Neighborhood Workshops (4 workshops)		October 2024
Public Input + Survey Results Review with CPAC (AC #2)		January 2025
Public Input + Survey Results Public Presentation		January 2025
<b>Phase 3: Draft Plan</b>		
Draft Plan Review with City staff (3-4 meetings)		March-July 2025
Draft Plan Review with CPAC (AC #3-#5)		April-July 2025
Draft Plan City Presentations (2 meetings)		August 2025
Public Open House		August 2025
Planning Commission Public Hearing		September 2025
City Council Public Hearing		October 2025

**CALENDAR TO BE UPDATED**

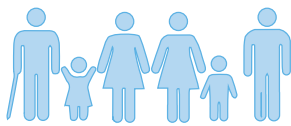
## Chapter 8:

# Trends and Recommendations

## What We Heard

Residents of Sioux Falls are optimistic about the future and the quality of life in our community. In the community survey conducted by ETC in 2024, 65% of respondents stated that the quality of life in Sioux Falls is getting better or staying the same. In the survey, participants were asked why they choose to live in Sioux Falls. Responses included:

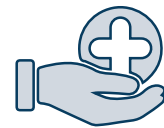
### Reasons for Living in Sioux Falls:



***Proximity to Family / Friends*** (67%)



***Access to Shopping Options*** (66%)



***Proximity to Health Care Services*** (64%)

Based on the sum of top three choices, the items that will have the biggest impact on their decision to stay in the City over the next five years were:



***Current Housing Options*** (43%)



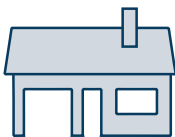
***Proximity to Health Care Services*** (34%)



***Employment Opportunities that Match My Skills*** (24%)

### Looking for a Home in the City:

Respondents selected the type of home they would be most interested in if they were looking for a new home. The most interested types of homes are:



***Single-Family Detached Home*** (59%)



***Twin Home/Duplex*** (11%)



***Condominium*** (10%).

Based on the sum of top three choices, the biggest obstacles to purchasing or renting a home are: charges or fees that are passed on to buyer/renter (27%), noise pollution (22%), and homeowners association (21%).

# Trends and Recommendations

## 1. Housing and Neighborhoods

The City of Sioux Falls currently has 20 neighborhood associations and watch and a Neighborhood Grant program which is used to help those neighborhoods build community. Whether through neighborhood block parties or funding neighborhood tree planting; the City supports neighborhoods. The city's implementation strategy for this Comprehensive Plan update is to develop Neighborhood Action Plans to focus on neighborhood issues. Even though 86% of survey respondents indicated that they could afford to find housing in the city; one quarter of respondents indicated that they needed major home repairs that was impacting their quality of life. Throughout online and in-person engagement, housing and housing costs were identified in the top three trends. Housing has an impact on so many different aspects of life in Sioux Falls. Participants in the pop-up events supported a variety of housing to meet the needs for an additional 78,000 housing units by 2050.

**Participants from the public engagement events and online surveys were asked to help prioritize the emerging trends identified as part of the planning process. The prioritization results for Housing and Neighborhood emerging trends are presented in the table to the right.**

Housing and Neighborhood Votes	
Support housing accessibility	786
Preserve and protect neighborhoods	741
Encourage neighborhood friendly commercial	673
Provide a variety of housing options and explore barriers to housing availability	638

**Each of these emerging trends are presented with further detail and associated goals and objectives to guide Chapter 11: Implementation.**

## Chapter 8:

# Trends and Recommendations

### 1.1 Support Housing Accessibility

There is demand for housing of all different types and prices, ranging from affordable starter homes and apartments to market rate homes and senior housing. *The topic of housing was consistently the top voted trend at various pop-up events held during the public input phase of this plan update. In addition, based upon the input of the Advisory Committee and the feedback received at numerous public input meetings, the cost of housing and the availability of affordable housing is also a major concern.* There is a significant need for accessible housing options, including affordable apartment units from 1 to 3 bedrooms, missing middle housing such as duplexes, rowhouses, townhomes, and small-scale apartment buildings.

Related Goals and Objectives from Chapter 2:

- 2B - Land Use Transitions
- 3C – Social Equity; Part 1 – Foster Diversity

### 1.2 Preserve and Protect Neighborhoods

Sioux Falls is greatly benefited by its older residential neighborhoods. Supporting neighborhood maintenance programs, especially near downtown, can enhance the quality of life for residents and preserve this great housing stock. The Neighborhood Grant program has been a helpful tool to grow community and invest in neighborhoods. Proactive property maintenance will also help reduce issues in neighborhoods.

Related Goals and Objectives from Chapter 2:

- 1C – Planned Growth,
- 2A – Arrange Neighborhoods,
- 2B – Land Use Transitions,
- 2D – Community Identity,
- 3B – Economic Health, Neighborhood Conservation

### 1.3 Encourage Neighborhood Friendly Commercial

Numerous community members stated their support for neighborhood-scale, smaller retail designed to provide services to the nearby residents. *This was a top priority of participants at the public visioning workshops.* There was also concern about the types of businesses that would be allowed in a neighborhood commercial zone. Parking, traffic, and buffers must be considered as well.

Related Goals and Objectives from Chapter 2:

- 1C – Planned Growth,
- 2A – Arrange Neighborhoods,
- 2B – Land Use Transitions,
- 3B – Economic Health, Enhance the Economy

### 1.4 Provide a Variety of Housing Options and Explore Barriers to Housing Availability

There is wide support for providing a variety of housing types to meet the needs of the community. However, there are also concerns with maintaining the quality of rental housing and keeping ahead of issues with short-term rentals and the impacts on the availability of housing for the community.

Related Goals and Objectives from Chapter 2:

- 1A – Orderly and Efficient Growth,
- 2A – Arrange Neighborhoods,
- 2B – Land Use Transitions

# Trends and Recommendations

## 2. Transportation and Mobility

Transportation, mobility and safety emerged as the top trend in the ETC survey. Walkability, traffic safety, and investment in public transportation were consistently identified needs in which the city should invest. Even though survey respondents did not identify access to public transportation as a primary need for themselves; they did indicate that city leaders should emphasize investment in public transportation over the next 5 years. Access to transportation and transportation safety is key to supporting students getting to school, employees to work, and residents to shopping.

Participants from the public engagement events and online surveys were asked to help prioritize the emerging trends identified as part of the planning process. The prioritization results for Transportation and Mobility emerging trends are presented in the table to the right.

Transportation and Mobility Votes	
Create a safe, walkable, and bikeable community	966
Traffic safety and traffic calming	740
Continue to support public transportation	710
Adjust parking standards for development	465

Each of these emerging trends are presented with further detail and associated goals and objectives to guide Chapter 11: Implementation.

### Go Sioux Falls 2050 Metropolitan Transportation Plan Goals:

**Safety:** Ensure the safety and security of motorized and nonmotorized users.

**Connectivity:** Preserve and enhance the ease of travel between areas in the Sioux Falls region as the population continues to grow and travel demand increases.

**Access/Opportunity:** Ensure the transportation needs of traditionally underserved populations are considered in the planning process.

**Preservation:** Promote strategies that preserve the existing system and support increased efficiency and resiliency.

## Chapter 8:

# Trends and Recommendations

### 2.1 Create a Safe, Walkable, and Bikeable Community

Investing in infrastructure to improve pedestrian and bicyclist safety, such as adding more sidewalks, bike lanes, and pedestrian bridges, is essential. Walkability, safe routes to school, and improving pedestrian safety continues to be important to residents. The community supports more investment in trails, bike lanes, and active transportation improvements. The advisory committee identified walkability as one way development could be better in Sioux Falls. The online engagement website also stressed that sidewalk and trail expansion should be the top priority for future improvements.

Related Goals and Objectives from Chapter 2:

- 2A – Arrange Neighborhoods,
- C – Develop Places, Not Just Spaces

### 2.2 Invest in Traffic Safety and Traffic Calming

Implementing traffic calming measures to reduce speed and improve safety in residential areas can enhance the overall safety of the community.

Related Goals and Objectives from Chapter 2:

- 2C – Develop Places, not just spaces,
- 3C – Part 1, Foster Diversity,
- 3C - Part 2, Social Well-Being

### 2.3 Continue to Support Public Transportation

Improving the public transportation system to make it more accessible and efficient is a priority. This includes exploring alternative transportation systems and enhancing transit connections. Access to public transportation was the 6th highest priority among participants of the 2024 ETC survey.

Related Goals and Objectives from Chapter 2:

- 1A – Orderly and Efficient Growth,
- 3B - Economic Health, Part 3, Efficient Economy

### 2.4 Adjust Parking Standards for Development

Evaluate the City's off-street parking requirements to ensure a balance is struck between providing enough on-site parking and not limiting the development and redevelopment of parcels. *The ETC survey showed public support for right-sizing parking standards.* In addition, online engagement showed support for eliminating parking minimums which would help reduce development costs.

Related Goals and Objectives from Chapter 2:

- 1A - Orderly and Efficient Growth
- 3B - Economic Health, Part 3 – Efficient Economy

# Trends and Recommendations

## 3. Conservation and Resiliency

Conservation and resiliency rounds out the top three trends that the community identified through all phases of the public engagement process. Resiliency to storms and other emergencies, right sizing infrastructure, investing in our natural resources and open spaces including resilient landscaping and tree canopy. Conservation and resiliency is not just how we as a community respond to natural disasters and emergencies, but how we respond and rebuild to mitigate future disasters. It is also how we respond to change and take advantage of native species and resources to become more resilient.

Participants from the public engagement events and online surveys were asked to help prioritize the emerging trends identified as part of the planning process. The prioritization results for Conservation and Resiliency emerging trends are presented in the table to the right.

Conservation and Resiliency Votes	
Continue to invest in parks and trails	922
Evaluate and develop resilient public infrastructure	556
Encourage resilient landscaping and urban forestry	624
Preserve natural resources and open spaces	827

Each of these emerging trends are presented with further detail and associated goals and objectives to guide Chapter 11: Implementation.

## Chapter 8:

# Trends and Recommendations

### ***3.1 Continue to Create Parks and Invest in Trails***

Community parks and trails are an important amenity for the residents and visitors to Sioux Falls. The ETC survey identified access to parks and open space as a top 4 reason to live in Sioux Falls. In addition, 65% of respondents support providing more parks, plazas, and open spaces. The Public Engagement Report and initial Parks Master Plan survey responses show continued support for trail expansion, neighborhood parks, and small neighborhood open spaces.

Related Goals and Objectives from Chapter 2:

- 2A - Arrange Neighborhoods

### ***3.2 Evaluate and Develop Resilient Public Infrastructure***

Survey respondents identified investment in resilient infrastructure as a top priority for city leaders. How the city is able to respond to floods and extreme weather is important to helping residents feel more safe and secure. Building and maintaining resilient public infrastructure is important to the public.

Related Goals and Objectives from Chapter 2:

- 3A – Environmental Stewardship

### ***3.3 Encourage Resilient Landscaping and Urban Forestry Management***

Survey respondents were more satisfied with landscaping in commercial developments throughout the city. The use of native species and drought tolerant landscaping was identified as an important factor throughout engagement including the neighborhood workshops, online engagement, and the ETC survey. The city has lost a lot of tree cover due to extreme storms and disease. Developing a proactive strategy to address tree canopy loss is important. Tree planting is important to build neighborhood character and to improve walkability.

Related Goals and Objectives from Chapter 2:

- 3A – Environmental Stewardship

### ***3.4 Preserve Natural Resources and Open Spaces***

Preservation of wetlands and other natural resources is recognized as an important part of flood prevention strategy. The community supports preserving important open spaces as parks and trails. Throughout the online engagement process, the importance of promoting infill development and redevelopment, preventing leapfrog development, and limiting sprawl was seen as a strategy to also protect rural areas from premature urban development. In addition, more rural areas should not be developed until public and private infrastructure and services are available.

Related Goals and Objectives from Chapter 2:

- 1B – Rural Preservation
- 2D – Community Identity
- 3A – Environmental Stewardship

# Trends and Recommendations

## 4. Economic Development

Infill development, healthcare, and biotechnology were identified in the ETC survey and throughout the online and neighborhood visioning engagements as the top priorities for business development. A quality healthcare system is consistently recognized as a priority for jobs and for quality of life. Investment in education is also seen as an opportunity for workforce development. Recent investments in local hospitals is also being seen in higher education investment. The newly opened Discovery District and other investments should be supported. The city also needs to ensure investment in infrastructure and services to promote infill development especially mixed-use along reinvestment corridors.

Participants from the public engagement events and online surveys were asked to help prioritize the emerging trends identified as part of the planning process. The prioritization results for Economic Development emerging trends are presented in the table to the right.

Economic Development Votes	
Support infill development and redevelopment	812
Encourage mixed use development	610
Facilitate downtown and mid-town mixed use development corridors	639
Promote continued growth in biotechnology, cybersecurity, and health care	560

Each of these emerging trends are presented with further detail and associated goals and objectives to guide Chapter 11: Implementation.

## Chapter 8:

# Trends and Recommendations

### **4.1 Support Infill Development and Redevelopment**

Encouraging infill development and adaptive reuse of existing facilities can help address housing shortages and promote sustainable growth. The Summary Report overall SWOT analysis shows that infill development, redevelopment, and adaptive reuse is an opportunity for creative solutions. Infill and redevelopment takes advantage of existing infrastructure. Residents also see the benefit of reducing sprawl; as such, infill and redevelopment with mixed-use and higher density can prevent further sprawling development on the edges of the city.

Related Goals and Objectives from Chapter 2:

- 1C – Planned Growth,
- 2A – Arrange Neighborhoods,
- 3B – Economic Health, Part 1 – Enhance the Economy

### **4.2 Encourage Mixed-Use Development**

Promoting mixed-use developments that combine residential, commercial, and recreational spaces can create vibrant, walkable neighborhoods. The advisory committee identified mixed-use as the biggest opportunity for development and the most needed. The Shape Places Zoning Ordinance allows vertical and horizontal mixed-use development. The most liked idea on the engagement website was Mixed-Use Developments.

Related Goals and Objectives from Chapter 2:

- 1C – Planned Growth,
- 2A – Arrange Neighborhoods,
- 3B – Economic Health, Part 1 – Enhance the Economy

### **4.3 Facilitate Downtown and Mid-Town Mixed Use Development Corridors**

Existing major travel corridors within the urban core of Sioux Falls are ideal locations for potential mixed-use infill development and redevelopment. Downtown investment and redevelopment is consistently the top choice for best changes in the last 5 years. The midtown mixed-use zoning district offers an opportunity for redevelopment along key corridors such as Cliff Avenue, Minnesota Avenue and 10th Street/ 12th Street.

Related Goals and Objectives from Chapter 2:

- 1C – Planned Growth,
- 2A – Arrange Neighborhoods,
- 3B – Economic Health, Part 1 – Enhance the Economy

### **4.4 Promote Continued Growth in Biotechnology, Cybersecurity, and Healthcare**

Participants in the 2024 ETC survey listed biotech, scientific, medical, and tech related business development as the top business development priorities for Sioux Falls. Investments from The University of South Dakota, South Dakota State University, Southeast Technical College, Sanford Health and Avera are helping Sioux Falls meet the need for healthcare education to provide the healthcare services that are important to the community. Survey respondents stated that access to healthcare and jobs were two of the top reasons they would stay in Sioux Falls.

Related Goals and Objectives from Chapter 2:

- 1C – Planned Growth
- 3B – Economic Health, Part 1 – Enhance the Economy
- 3B – Economic Health, Part 2 – Diversify the Economy

# Trends and Recommendations

## 5. Community Services and Public Health

A healthy community provides the support and services needed for all residents. Investments in mental healthcare, addiction services, homelessness intervention, police and fire protection, and even arts and culture are important. Focus groups identified the concentration of social services downtown as an issue. It is recognized that access to public transportation, accessible housing, educational opportunities, and access to daycare providers are needed to support those most vulnerable. The arts is also identified as a priority for investment and an Arts and Culture Plan is currently under way.

Participants from the public engagement events and online surveys were asked to help prioritize the emerging trends identified as part of the planning process. The prioritization results for Community Services and Public Health emerging trends are presented in the table to the right.

Community Service and Public Health Votes	
Continue to support community services for the homeless	785
Continue to support arts and culture related resources	788
Support education and childcare	709
Continue to prioritize efficient and responsive city services	718

Each of these emerging trends are presented with further detail and associated goals and objectives to guide Chapter 11: Implementation.

## Chapter 8:

# Trends and Recommendations

### ***5.1 Continue to Support Community Services for the Homeless***

Providing mental health resources and support for the homeless population are important community health priorities. In 2023, the City of Sioux Falls hired a Homelessness Services Coordinator. Minnehaha County and other non-profit partners provide a range of services. Those services include the Link, a community triage center, street outreach teams, and Falls Community Health. Focus groups confirmed that numerous factors impact homelessness including; accessible housing options, transportation, education, childcare services, and healthcare access. Creative solutions are needed to get residents into housing such as data modeling and de-centralized resources.

Related Goals and Objectives from Chapter 2:

- 3C – Social Equity, Part 2 – Social Well-Being

### ***5.2 Support Education and Childcare Services***

Education and childcare services was a recurring theme in the ETC survey and public engagement. With housing, healthcare, transportation, and access to food; these are the top issues for any community. A strong workforce is well educated and has it's basic needs met. One concern raised by focus groups was that 45% of high school students are not pursuing higher education. Workforce development should be a priority and that can be seen in the expansion of higher education options in the city, especially the investment in healthcare by USD and South Dakota State University. Providing efficient public transportation, accessible housing, and daycare should be a priority for the city to invest in our youth.

Related Goals and Objectives from Chapter 2:

- 1C – Planned Growth
- 2A - Arrange Neighborhoods
- 3B – Economic Health, Part 3 – Efficient Economy
- 3C – Social Equity, Part 2 – Social Well-Being

### ***5.3 Continue to Support Arts and Culture Related Resources***

Investing in arts and culture, including creating an Arts and Culture Master Plan and integrating public art into city designs, can enhance the city's cultural landscape. The Washington Pavillion, the Levitt, and Sculpture Walk are beloved investments in the arts. ETC survey shows that 56% of residents included access to the arts as a reason to live in Sioux Falls.

Related Goals and Objectives from Chapter 2:

- 2C – Develop Places, Not Just Spaces
- 2D – Community Identity
- 3C – Social Equity, Part 1 – Foster Diversity

### ***5.4 Prioritize Efficient and Responsive City Services***

The City has a reputation for providing quality service to its residents and businesses. The fast pace of recent population growth has residents concerned whether public services can keep up. The City coordinates internally and with service providers to ensure that infrastructure can accommodate growth. Fire and Police have standards for service to protect the community. In addition, access to healthcare is one of the top reasons for living in Sioux Falls and one of the top educational and employment opportunities. City departments coordinate on a regular basis to ensure the availability of services.

Related Goals and Objectives from Chapter 2:

- 3B – Economic Health, Part 3 – Efficient Economy
- 3C – Social Equity, Part 2 – Social Well-Being
- 3C – Social Equity, Part 3 – Encourage Participation
- 3C – Social Equity, Part 4 – Accountable Government

# Trends and Recommendations

## 6. Infrastructure and Public Space

One of the most fundamental services provided by any local governmental entity is public infrastructure such as streets, water and sanitary sewer services, and stormwater facilities. These basic infrastructure components are critical in keeping us safe and meeting our basic daily needs. However, there is other infrastructure and public amenities often provided and managed by local communities that help to make our communities the desirable places we want to live, work, and grow. These include sidewalks and trails, parks and open spaces, recreation facilities, libraries and community centers, and other public facilities. The following section provides some prioritization and recommendations related to the on-going maintenance, improvement, and expansion of these vital public services.

Participants from the public engagement events and online surveys were asked to help prioritize the emerging trends identified as part of the planning process. The prioritization results for Infrastructure and Public Space emerging trends are presented in the table to the right.

Community Service and Public Health Votes	
Prioritize public infrastructure maintenance and planning	794
Continue public utility planning	640
Evaluate design standards for public infrastructure	601
Invest in neighborhood open spaces and indoor recreation	785

Each of these emerging trends are presented with further detail and associated goals and objectives to guide Chapter 11: Implementation.

## Chapter 8:

# Trends and Recommendations

### **6.1 Prioritize Infrastructure Maintenance and Planning**

Continuing the improvement of road maintenance and addressing traffic congestion are ongoing concerns that need attention. Infrastructure maintenance was identified as the number one priority of respondents in the 2024 ETC survey and was identified as the highest rated emerging trend on the online engagement website. The Go Sioux Falls 2050 Metropolitan Transportation Plan has been adopted and prioritizes upcoming road projects. In addition, water, wastewater, and stormwater plans and studies are regularly conducted to ensure provision of efficient services.

Related Goals and Objectives from Chapter 2:

- 1A - Orderly and Efficient Growth
- 3B – Economic Health, Part 3 – Efficient Economy
- 3C – Social Equity, Part 2 – Social Well-Being

### **6.2 Evaluate Design Standards for Public Infrastructure**

During the public input phase of the plan update, representatives of the development community noted a desire for the city to continue to evaluate the design standards for subdivisions and required public improvements (streets, sidewalks, public utilities) to help address rising costs of new development. Right-sizing infrastructure will reduce construction costs and will also reduce future maintenance costs for the city. The public engagement results show that a sustainable city budget is needed as construction costs for infrastructure continue to rise.

Related Goals and Objectives from Chapter 2:

- 3B – Economic Health, Part 3 – Efficient Economy
- 3C – Social Equity, Part 2 – Social Well-Being

### **6.3 Continue Public Utility Planning**

Representatives of the development community commented that the City should continue to plan and prioritize public infrastructure and utility improvements to create additional developable properties within the City's planning boundary. Public and private infrastructure investment goes hand-in-hand to providing efficient services to the community. The public utility focus group was complimentary on the city's communication on future growth. There is concern that leapfrog development will make provision of services more difficult.

Related Goals and Objectives from Chapter 2:

- 1A - Orderly and Efficient Growth
- 3B – Economic Health, Part 3 – Efficient Economy

### **6.4 Invest in Neighborhood Open Spaces and Indoor Recreation**

Open space and recreation centers can improve the quality of life for residents. The Department of Parks & Recreation is also adopting the 2025-2029 Parks Master Plan which also identifies indoor recreation and smaller neighborhood open spaces as priorities for the community. Sixty percent (60%) of ETC survey respondents identified access to parks and open space as a top reason for living in Sioux Falls.

Related Goals and Objectives from Chapter 2:

- 1A - Orderly and Efficient Growth
- 1C – Planned Growth
- 2A - Arrange Neighborhoods

## Chapter 8:

# Trends and Recommendations

## Land Use Development Policies

Based upon these six major trends identified from the public input received, the land use and development policies established in this chapter provide detailed recommendations and guidance on how best to achieve the vision of the Shape Sioux Falls 2050 Comprehensive Development Plan. These policy recommendations provide guidance to the Planning and Zoning Commission, City Council, city staff, developers, landowners, and residents when making decisions related to new development and expansion of the city boundaries, redevelopment of and infill development within existing areas of the community, and infrastructure improvements and other public and private investments.

### *Community Partners in Progress*

Not all aspects of each trend identified can be specifically addressed solely by this Comprehensive Development Plan nor within this chapter as some priorities are not directly related to the physical development of land. Where possible, other organizations and agencies are referenced as potential community partners that share ownership in addressing a specific trend.



## Chapter 8:

# Trends and Recommendations

## Land Use Policies by Emerging Trends

Policy Reference	Policy Recommendation
<b>Trend 1: Housing and Neighborhoods</b>	
<b>Policy 1.1: Increase Housing Availability and Affordability</b>	
A	Continue to support the development of affordable housing by allowing tiny homes, accessory dwelling units (ADUs), and low density attached residential units such as bi-attached, tri-plex and quad-plex dwellings within both new residential developments and in-fill development and redevelopment throughout existing developed areas of Sioux Falls.
B	Consider establishing a program of financial incentives to support the construction of new affordable housing – defined as housing affordable for residents at 60% or less than the Area Median Income (AMI).
C	Support rezonings and variances as may be needed to encourage in-fill development on vacant and underutilized properties within developed areas of the City.
D	Consider strategic rezonings of existing, vacant structures to encourage the adaptive reuse for housing.
E	Evaluate and consider updating city code as may be necessary to appropriately regulate short-term rental housing units.
F	Support the development of new multi-family residential throughout the planning boundary, especially in areas served or planned to be served by transit and in areas with existing or planned commercial and business centers.
G	Transition from single family residential to multistory, multi-family residential with lower density residential such as townhomes and rowhouses.
H	Encourage multi-family residential to be designed in context and scale to the surrounding neighborhood and to include quality architectural design, landscaping, site elements, and amenities that enhance the appearance and preserve its long-term value.

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 1: Housing and Neighborhoods</b>	
<b>Policy 1.2: Preserve and Protect Existing Neighborhoods</b>	
A	Within existing residential neighborhoods, continue to survey and collect data related to code enforcement complaints to identify areas of concern.
B	Consider conducting visual surveys of older, residential neighborhoods, as may be desired to identify trends in property maintenance.
C	Continue to support neighborhood cleanup and property maintenance efforts to help stabilize and improve the quality and appearance of older neighborhoods in an effort to preserve the older housing stock for existing and future residents.
<b>Policy 1.3: Support the Development of Neighborhood Friendly Commercial</b>	
A	Encourage small scale, walkable neighborhood-oriented retail be development near residential uses.
B	Update the zoning regulations to ensure a mix of commercial uses that are compatible and desirable by the local residents they are intended to serve.
C	Continue to require bike and pedestrian trails and paths to connect commercial centers to adjoining residential developments.
D	Evaluate increasing the requirements for landscaping and buffering to reduce the impact of commercial development and parking lots on adjoining residential uses.
<b>Policy 1.4: Provide Transitions and Buffers Between Land Uses</b>	
A	Require a transition in land uses or buffer between land uses such as between single family residential and multi-family residential.
B	Review and update zoning regulations and design standards related to requirements for landscape buffers and screen fences that are not overly burdensome yet protect the use and value of adjoining properties from less compatible land uses.

## Chapter 8:

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 2: Transportation and Mobility</b>	
<b>Policy 2.1: Encourage Development that is Safe, Walkable, and Bikeable</b>	
A	Require all residential and commercial development to accommodate pedestrians and bikers with sidewalks and trails that connect to adjoining properties and the public sidewalk and trail network.
B	Pedestrian and bike connections should be in place in time for all new residents to have safe access to area schools, parks, and businesses.
C	All streets shall have sidewalks conforming to at least minimum ADA standards.
<b>Policy 2.2: Require Parking Lots to Include Pedestrian Connections</b>	
A	Require parking facilities and site design to provide good connections between public sidewalks and principal building entrances. This should minimize the degree to which parking separates building entrances from adjacent streets.
B	Require major pedestrian crossings with drive aisles and circulation ways to be clearly delineated with pavement markings and/or contrasting paving textures and materials.
<b>Policy 2.3: Deploy Traffic Calming Measures to Reduce Speeding and Increase Safety</b>	
A	Develop a menu of traffic calming measures that can be employed as needed to reduce speeds and improve safety in residential areas and enhance the overall safety of the community.
B	Require traffic calming measures be included as part of the design and construction of new developments.

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 2: Transportation and Mobility</b>	
<b>Policy 2.4: Continue to Support Transit Service</b>	
A	Continue to provide bus service throughout the community, especially for students and riders with special needs, and expand both the frequency, times of service, and locations as needed by residents and as funding is available.
B	Encourage denser development to be located along existing bus service corridors and transit stops to take advantage of the transit service currently being provided.
<b>Policy 2.5: Provide Adequate Parking</b>	
A	Evaluate the City's off-street parking requirements to ensure a balance is struck between providing enough on-site parking and not limiting the development and redevelopment of parcels.
B	Consider allowing a reduction in off-street parking in areas where parking can be shared between off-peak uses or otherwise provided by on-street parking.
C	Encourage on-street parking in mixed-use areas.
D	Requirements for commercial and office developments should have flexibility to provide the amount of parking needed during normal operations, and should avoid unnecessary parking spaces or hard surfaces.
E	Require parking for mixed-use projects to adjust for different peak times for different uses. For example, each use in a mixed-use project (such as office, residential, retail, restaurants, and theaters) generates its maximum parking demand at different times. Parking requirements should adjust for these complementary demands.
F	Allow flexibility for industrial developments to provide adequate parking for its needs, but do not require excessive parking. Parking requirements should be related to employment and specific types of building occupancy. For example, office and warehouse areas in a single industrial establishment have different parking requirements. Industries may be mixed-use projects in many ways, combining offices, warehousing, and manufacturing areas—each generating different parking demands. Calculating parking based on employment and constituent parts of the development can avoid requiring excessive parking.
G	Ensure parking areas include an adequate number of handicapped parking spaces.

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 2: Transportation and Mobility</b>	
<b>Policy 2.6: Continue Requiring Landscaping in Parking Areas</b>	
A	Require surface parking lots to be well landscaped and employ good stormwater management practices. The amount of continuous paving uninterrupted by landscaping and/or stormwater management features should be limited.
B	Require developments to have parking lots that provide interior landscaping in order to reduce large expanses of hard-surfacing, provide shade, define pedestrian and vehicular paths to and through the lots, improve user orientation, and reduce the volume and velocity of stormwater runoff.
C	Require landscaped buffers to be used to reduce the impact of parking facilities from adjacent residential areas.
<b>Policy 2.7: Reduce Traffic Congestion and Improve Traffic Circulation</b>	
A	Continue to invest in street improvements that will improve traffic flow and reduce congestion.
B	Continue to evaluate access locations, shared driveways, and access restrictions to improve traffic flow and safety.

## Chapter 8:

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 3: Conservation and Resiliency</b>	
<b>Policy 3.1: Continue to Conserve Natural Open Spaces and Protect Archaeological and Historical Sites</b>	
A	Continue to identify areas prone to flooding to be conserved and not developed.
B	Continue to identify areas ideal for future development and areas that are not suited for future development.
C	Consider the impacts a development may have on existing archaeological and historic sites and, if any, how best to mitigate.
<b>Policy 3.2: Identify and Reserve Land for Future Parks and Greenbelts</b>	
A	Continue to identify and acquire parcels for future park sites and greenbelt corridors that serve the growing community.
B	Consider developing a program by which new development can help secure and develop new parks and greenbelts.
C	Continue to support the update and implementation of the <a href="#">Parks and Recreation Master Plan</a> .
<b>Policy 3.3: Evaluate Stormwater Retention Ponds as Amenities</b>	
A	Encourage stormwater detention be designed as water retention ponds that can be maintained and managed as an open space or recreational amenity.
B	Create a plan to address replacement of trees destroyed on both public and private property following a major storm event.

## Chapter 8:

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 3: Conservation and Resiliency</b>	
<b>Policy 3.4: Promote Resilient Landscaping</b>	
A	Evaluate and consider updates to City regulations to encourage a healthy mix of native landscaping that can be more resilient to disease, drought, flooding, and storms.
B	Create a plan to address replacement of trees destroyed on both public and private property following a major storm event.
<b>Policy 3.5: Promote Resilient Infrastructure and Storm Debris Management</b>	
A	Evaluate the City's infrastructure design standards to ensure new infrastructure is as resilient as possible to severe weather, power outages, and flooding.
B	Analyze existing public infrastructure for weaknesses that should be addressed to harden against future storms, power outages, and flooding.
C	Develop a plan and policies to address the collection, storage, and disposal of storm debris, and identify areas that storm debris can be safely stored.

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 4: Economic Development</b>	
<b>Policy 4.1: Encourage In-Fill Development and Redevelopment in Key Areas within the City</b>	
A	Identify areas ripe for infill development or redevelopment and support efforts to rezone as may be necessary.
B	Evaluate barriers to the redevelopment of identified areas that can be addressed such as costs and funding, infrastructure limitations, or zoning restrictions.
<b>Policy 4.2: Identify and Support Areas for New Business and Industrial Development</b>	
A	Identify and reserve multiple areas within the City's planning and growth boundaries that are well suited for future business and industrial development.
B	Protect and buffer identified areas from encroachment by development that may be sensitive to or negatively impacted by more intensive business and industrial uses.
<b>Policy 4.3: Continue to Support Mixed Use Development (Both Vertical and Horizontal)</b>	
A	Identify areas where mixed-use development is desirable such as downtown, employment centers, neighborhood mixed-use clusters, mixed-use centers, or along major travel corridors.
B	Continue to evaluate and update the design standards for mixed-use developments to maximize their positive impacts and value to the community.

Chapter 8:

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
Trend 4: Economic Development	
Policy 4.4: Continue to Support Growth in Tech Related and Healthcare Business	
A	Continue to support growth of bio-tech, scientific, cybersecurity, healthcare, medical, and other tech related businesses as key industries in Sioux Falls.
Policy 4.5: Continue to Coordinate with Local School Districts to Ensure Residents within New Growth Areas Have Access to Quality Schools	
A	Regularly meet with local school districts to keep them up to date on new development projects and development trends.

## Chapter 8:

# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 5: Community Services and Public Health</b>	
<b>Policy 5.1: Continue to Support Community Health Services</b>	
A	Continue to work with the medical and non-profit service providers to provide mental health resources and support for the homeless and disadvantaged residents of the City.
B	Evaluate options and consider developing additional indoor recreation centers throughout the City that can offer a range of services for residents.
<b>Policy 5.2: Support Existing Childcare Businesses and Support the Development of Additional Facilities</b>	
A	Evaluate existing codes and policies to ensure requirements are not overly burdensome or a barrier to quality in-home and commercial childcare facilities.
<b>Policy 5.3: Support the Arts Community</b>	
A	Support the creation and implementation of an Arts and Culture Master Plan to encourage and support the integration and inclusion of public art into existing and new development throughout Sioux Falls.
<b>Policy 5.4: Continue to Prioritize Efficient and Responsive Services</b>	
A	Support the efforts of each city department to maximize the quality and efficiency of its service delivery.

## Chapter 8:

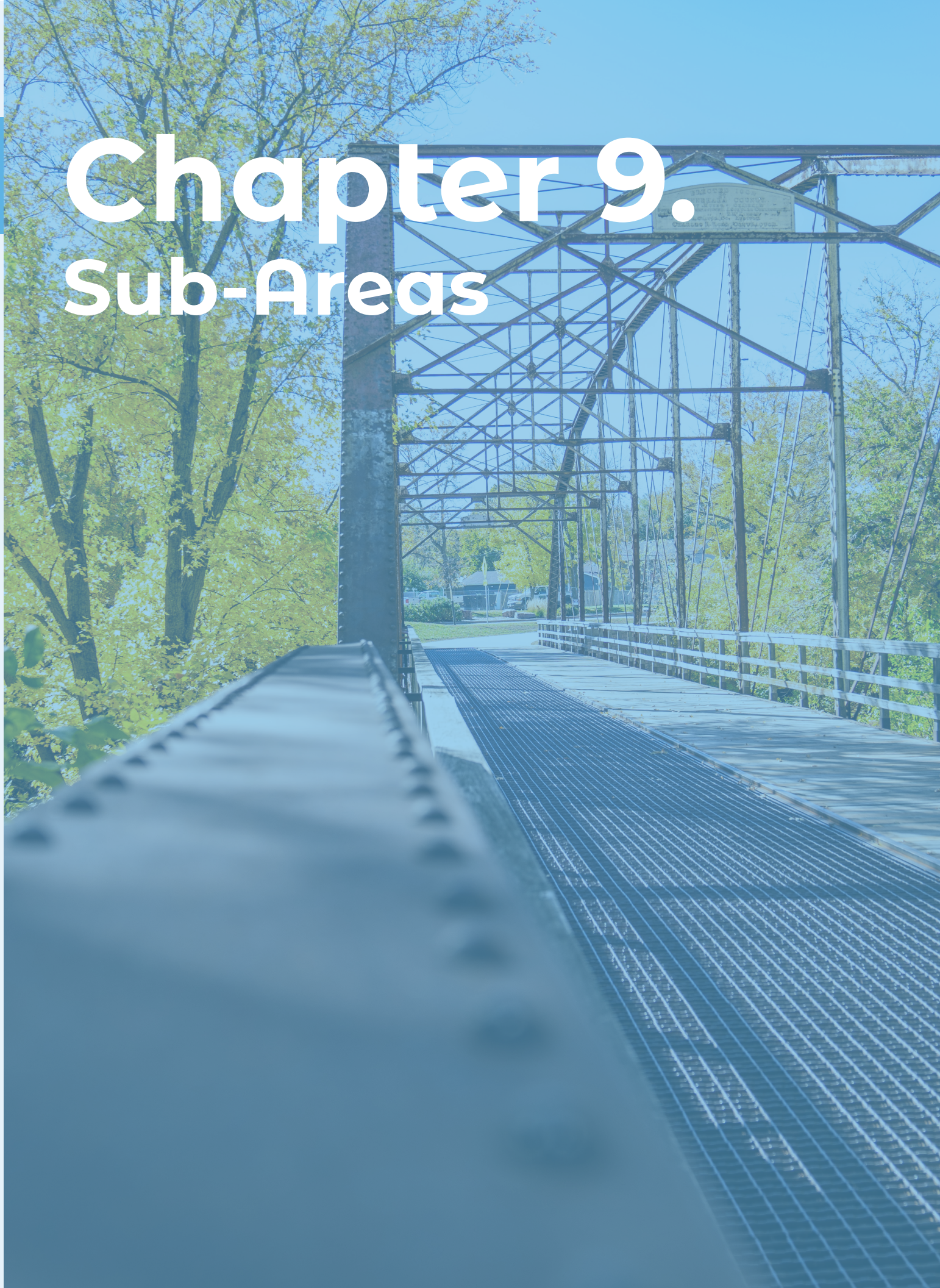
# Trends and Recommendations

Land Use Policies by Emerging Trends	
Policy Reference	Policy Recommendation
<b>Trend 6: Infrastructure and Public Spaces</b>	
<b>Policy 6.1: Continue to Prioritize the Maintenance and Improvement of City Infrastructure</b>	
A	Regularly review and update the long-range plans as well as the maintenance and capital improvements budgets for the City streets, sewers, water mains and other public infrastructure (Link to CIP and other plans).
<b>Policy 6.2: Ensure the Provision of Adequate Public Infrastructure to Support Growth and Development</b>	
A	Evaluate the current street design standards, including minimum street width, traffic calming measures, etc., to consider the impacts on safety, the costs for construction, and long-term maintenance.
B	Consider convening the Infrastructure Review Advisory Board or similar committee of community stakeholders to evaluate the public infrastructure design standards as well as identify new policy recommendations for potential cost-sharing between the City and developers and property owners.
<b>Policy 6.3: Provide Public Spaces to Improve the Quality of Life for Residents</b>	
A	Continue to evaluate current development requirements and policies to ensure new development includes public spaces such as parks, trails, public gathering spaces, and green spaces.



# Chapter 9.

## Sub-Areas



## Chapter 9:

# Sub-Areas

### Overview

Comprehensive plans are long-range policy documents that keep to the big-picture regarding community-wide goals and issues. But every community consists of smaller areas with their own set of unique attributes, issues, opportunities, and challenges. Sub-area planning is a detailed, long-range planning process for a specific, smaller geographic area within a larger community or region. It supplements a comprehensive plan by establishing a vision and guiding future development for that particular area, focusing on topics like land use, transportation, housing, and public facilities to meet local needs. Sub-area plans are targeted towards smaller geographies made up of neighborhoods and corridors with similar attributes and needs. The intent is to help residents see how they fit into the big-picture goals of the comprehensive plan while addressing concerns on a smaller scale. These plans are used to guide inform zoning changes, development regulations, and capital improvement projects.

These plans might include addressing issues such as how to repurpose vacant businesses, accommodating increased traffic flow, establishing development densities along corridors. Proper transitions into neighborhoods, addressing walkability, connectivity, and neighborhood open spaces are also topics that can be addressed.

Sub-area plans are where broad policy statements see their practical application in shaping development. The intent of the sub-area plans is to get “into the weeds” through a detailed “Strength, Weakness, Opportunity, and Threat” (SWOT) analysis and a robust public engagement strategy.

The City of Sioux Falls has grown to nearly 85 square miles in size with a population exceeding 219,000 residents. Future growth projections to 2050 predict an additional 150,000 to 190,000 residents with 50,000 acres of land needed to accommodate that increase. The rapid growth of the last 5 years and the projection for continued growth highlights the importance of creating complete neighborhoods where residents can live, work, and play.

## Sub-Area Planning

**Overall Intent:** The intent of this chapter is to promote sub-area planning as one method to ensure that the City of Sioux Falls develops in a coordinated and holistic manner by tailoring the goals and objectives of the Comprehensive Plan in smaller geographic areas.

**Strategy:** Establish sub-areas for certain areas within the City and its planning boundary that identify issues and opportunities based on demographics, land use, transportation networks, housing, community facilities, natural and cultural resources, economic analysis, opportunities for intergovernmental coordination, and the input of the local community.

**Implementation Method:** Sub-area plans should focus on land uses, transportation networks, housing, parks, and public facilities, and economic development.

Each plan should further be focused around achieving the following four basic requirements:

1. Analysis of existing conditions (SWOT Analysis);
2. Vision, goals and objectives (community engagement);
3. Focus elements; and
4. Implementation strategies and resources.



## Chapter 9:

# Sub-Areas

## Example SWOT Analysis

### S.W.O.T. Analysis

#### STRENGTHS IN SIOUX FALLS

Place a dot on the two **STRENGTHS** you think are most important to focus on.

Example: Great downtown

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

ADD STRENGTH

Community Listening Session #1  
September 9, 2024



## Future Sub-Areas

**Map 9.A. Future Sub-Areas**, identifies 11 possible sub-areas for future study and analysis. These 11 sub-areas were determined based on a variety of geographical and man-made features. The initial lines of division were identified as interstates, the Big Sioux River, and major east-west and north-south corridors. Other artificial boundaries were reviewed such as city council districts, established neighborhoods, and school district boundaries.

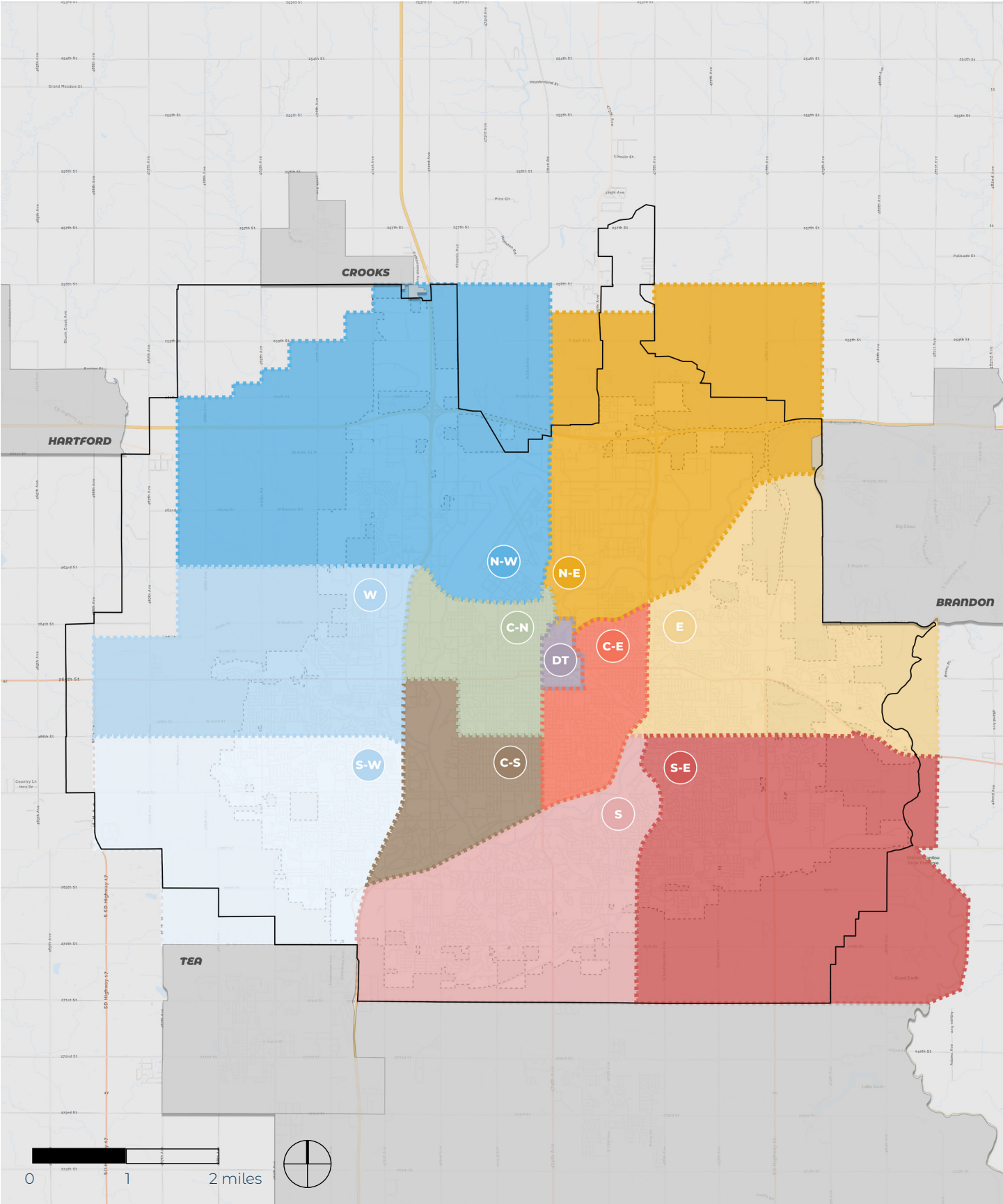
### LEGEND

- Sioux Falls City Limits
- Planning Boundary
- Neighboring Community Growth Areas

### Sub-Area

- Central-East
- Central-North
- Downtown
- East
- North-East
- North-West
- South
- South-East
- South-West
- West

# Map 9A: Future Sub-Areas Map



## Chapter 9:

# Sub-Areas

## Plan Process

The following outlines the basic process and strategy for creating a new Sub-Area Plan.

### Analyze

#### *Phase 1- Analyze*

*(Existing conditions analysis, community engagement plan, SWOT investigation, visioning, and focus)*

- **Project Team:** Identify stakeholders, key staff, and neighborhood champions (this may include neighborhoods representatives and residents, institutions, property owners, and employers).
- **Analyze Existing Conditions and Trends:** The analysis of existing conditions and future needs, including identifying potential opportunities and constraints. Topics include:
  - Land use - general location and future density of new development, such as housing, commercial, and industrial land.
  - Demographics and growth analysis.
  - Transportation - streets, transit, sidewalks, and bike lanes.
  - Public Facilities: water reclamation, water, stormwater and drainage, solid waste, and recycling.
  - Natural Resources - water quality, natural hazards, open space, and tree canopy.
  - Other topics identified during the process.
- **Public Engagement Strategy:** Public engagement should focus on bringing people together and providing a variety of engagement opportunities including online resources, open houses, workshops, and community meetings.
- **Vision and Goal Analysis:** As part of the public engagement process, working with residents and stakeholders to provide a more refined vision based on the Comprehensive Plan goals, trends, and recommendations.

*Sub-area plans will act as a practical “how-to” guide for achieving a tailored, community-supported vision. Through narrowed geographic focus we intend to provide detailed guidance that is developed through collaborative public input to provide actionoriented recommendations to adopt policy, regulations, and shape development.*

## Chapter 9:

# Sub-Areas

### Strategize

#### Phase 2- Strategize

*(Develop ideas and create recommendations)*

- **Focus on Common Themes and Goals:** The SWOT analysis and public engagement will provide a clearer vision and identify issues for improvement. These focus points will help develop recommendations for policy and/or public and private investment.
- **Policies and Guidelines Development:** A set of policies and criteria for guiding future decisions related to land use, development, and capital improvements.
- **Implementation Actions:** The specific, actionable steps to achieve the vision and goals. This can include updates to zoning and development regulations, or plans for infrastructure improvements.
- **Plan Development:** Synthesize the findings and community input to create a draft plan that includes policies and recommendations.

### Visualize

#### Phase 3- Realize

*(Finalize plan, evaluate plan, adopt and implement)*

- **Finalize Plan:** Prioritize actions, identify key stakeholders, time frames, and resources for implementation.
- **Present Plan to City Council for Adoption:** The final steps of engagement are presentations to the sub-area residents and stakeholders, the Planning Commission, and adoption by City Council.
- **Monitoring and Evaluation:** A framework for tracking progress toward the defined goals and vision, allowing for adjustments as circumstances change.
- **Define Clear Objectives and Indicators:** The process begins during the planning phase by establishing specific, measurable, achievable, relevant, and time-bound objectives.
- **Regular Reporting and Analysis:** Data is regularly reviewed and analyzed through periodic progress reports.
- **Adapt and Improve:** Findings from the monitoring and evaluation process are used to inform decision-making, allowing planners and decision-makers to make necessary adjustments, reallocate resources, or refine objectives if progress falls short of expectations.
- **Communicate Findings:** Results are communicated to stakeholders and the public through accessible means, such as online dashboards and public meetings, to ensure transparency and accountability.



# Chapter 10.

## Neighborhoods



## Chapter 10:

# Neighborhoods

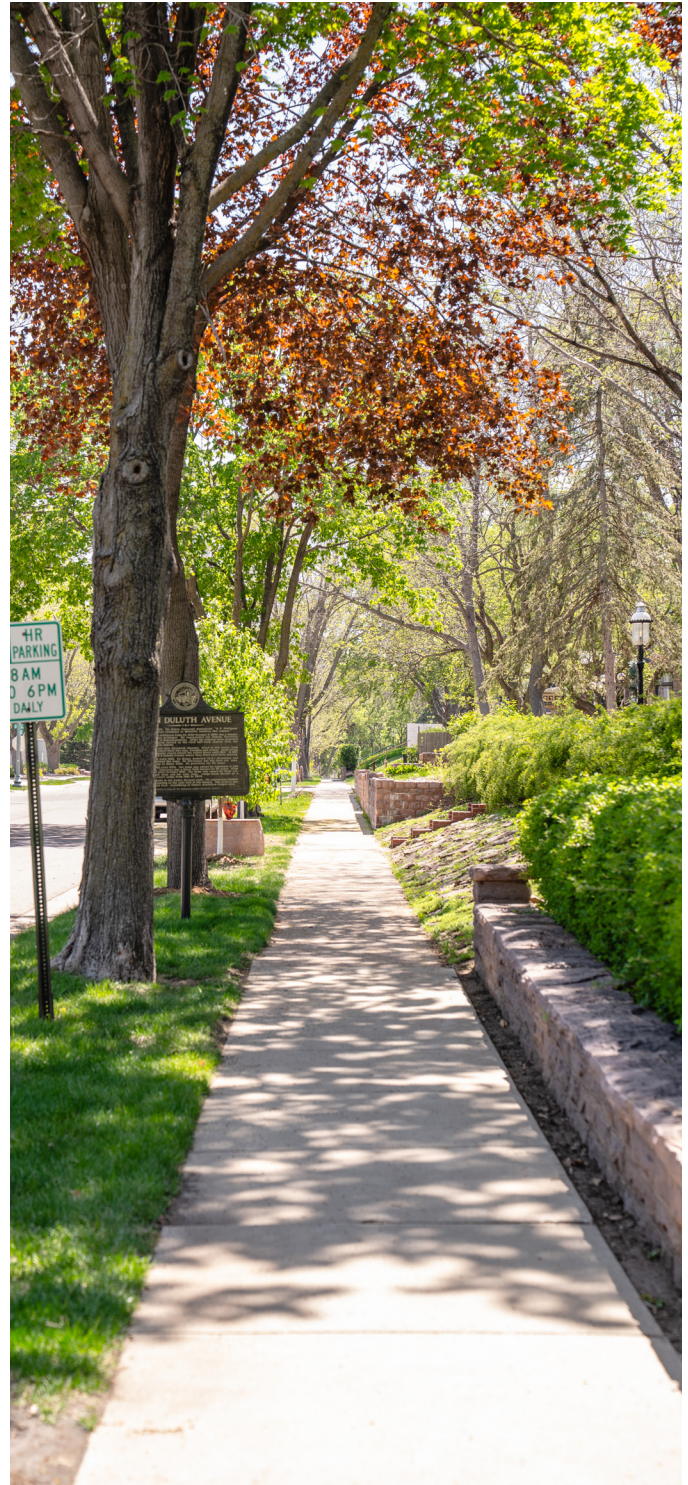
### Overview

The City of Sioux Falls is committed to preserving, protecting, and empowering our diverse neighborhoods through proactive planning, teamwork, dedication, integrity, and communication between residents, businesses, and local government officials, resulting in each Sioux Falls neighborhood being a great place to live, work, learn, and play.

The City's core neighborhoods are an extremely valuable resource. They are the building blocks of our community and provide the largest supply of homes with a variety of sizes, ages, and styles. The core neighborhoods contain nearly all the city's historic districts and individual properties listed on the National Register of Historic Places. The age and diverse architecture of older residential neighborhoods help establish a distinctive and appealing image for the city.

It is of critical importance for the general well-being of the entire community that the core neighborhoods are preserved and maintained. Many neighborhoods remain positive and strong, while others require coordinated involvement with public and private partnerships to maintain their strength. The benefits of core neighborhoods are lost when they slip into a state of deterioration and blight, and costly new problems are created which can erode the city's overall quality of life.

The following Chapter will review the existing programs in place to support neighborhoods such as property maintenance, neighborhood associations and grants, historic districts, and housing programs. It will also outline how Neighborhood Action Plans will be used to help the City implement the Sub-Area Plan goals and policies. The purpose of a neighborhood action plan is to bring the residents of an area together to discuss shared goals and concerns and to encourage resident participation in the land use development and redevelopment processes within their neighborhoods.



## Chapter 10:

# Neighborhoods

### Historic Areas and Districts

An historic district is a concentration of buildings, structures and sites with local, state, or national historic significance for their association with important events, people, design, or archaeological value. Districts are often linked or share common elements in their physical development. These cohesive elements often include similar historic architectural styles. Sioux Falls has seven unique historic districts. These districts are shown on **Map 10A: Historic Districts**.

The Sioux Falls Cathedral, All Saints, Sherman, Hayes, and McKennan Park Historic Districts are residential areas on the National Register. The Old Courthouse and Warehouse Historic District and the Sioux Falls Downtown Historic District include the majority of the city's nonresidential historic structures. The seven districts are clustered near the center of the city and overlap neighborhood association areas. There are also more than 50 individually listed buildings. The designated districts and buildings, along with the many other places eligible for historic register listing, play a central role in creating an individual identity that is unique to Sioux Falls' heritage.

The city's inventory of historic resources remains strong, even though there are endangered buildings, and some have been lost to fire, neglect, and demolition. Ongoing planning and other measures are needed to ensure the City's historic resources are preserved. Higher than average maintenance costs, development, and redevelopment pressures on these increasingly scarce buildings intensify as the economy expands.

The Sioux Falls Board of Historic Preservation has a goal to provide public education programs, prevent the unnecessary loss of historic sites, and build a positive image of preservation activities. The ideal preservation project is one that serves more than one purpose. There have been many successful preservation projects that provide needed housing, supply functional commercial space, or serve other development needs in an economically viable, desirable way. The community needs to serve as a responsible steward, preserving those features that make Sioux Falls unique. This has value as a marketing tool for increasing tourism visits and cultural value for residents. Incentives to rehabilitate historic buildings are a helpful conservation measure. All public actions which affect historic resources should consciously and publicly consider the individual and cumulative effect of the decision on the community's pool of historic buildings.

Good Golf  
Course



## Chapter 10:

# Neighborhoods

## Neighborhood Associations








There are 21 registered neighborhoods in the City of Sioux Falls. The neighborhoods are depicted in **Map 10B: Neighborhood Associations**. Registered Neighborhoods require resident involvement, commitment, planning, and organization with the ultimate goal of building stronger neighborhoods. You must also be a registered neighborhood in order to be eligible for grant opportunities. The 2024 City of Sioux Falls Neighborhood Handbook provides more information on the role of neighborhoods and process for registering.

The goal of registering neighborhoods is to strengthen collaboration between the City and residents, foster a sense of place by building upon community assets, and address key issues and opportunities with realistic, fiscally responsible solutions. Registration supports safety, cohesion, and quality of life while encouraging neighbors to take pride in their community. Most importantly, it gives residents a meaningful voice in shaping the future of their neighborhood and the broader community.

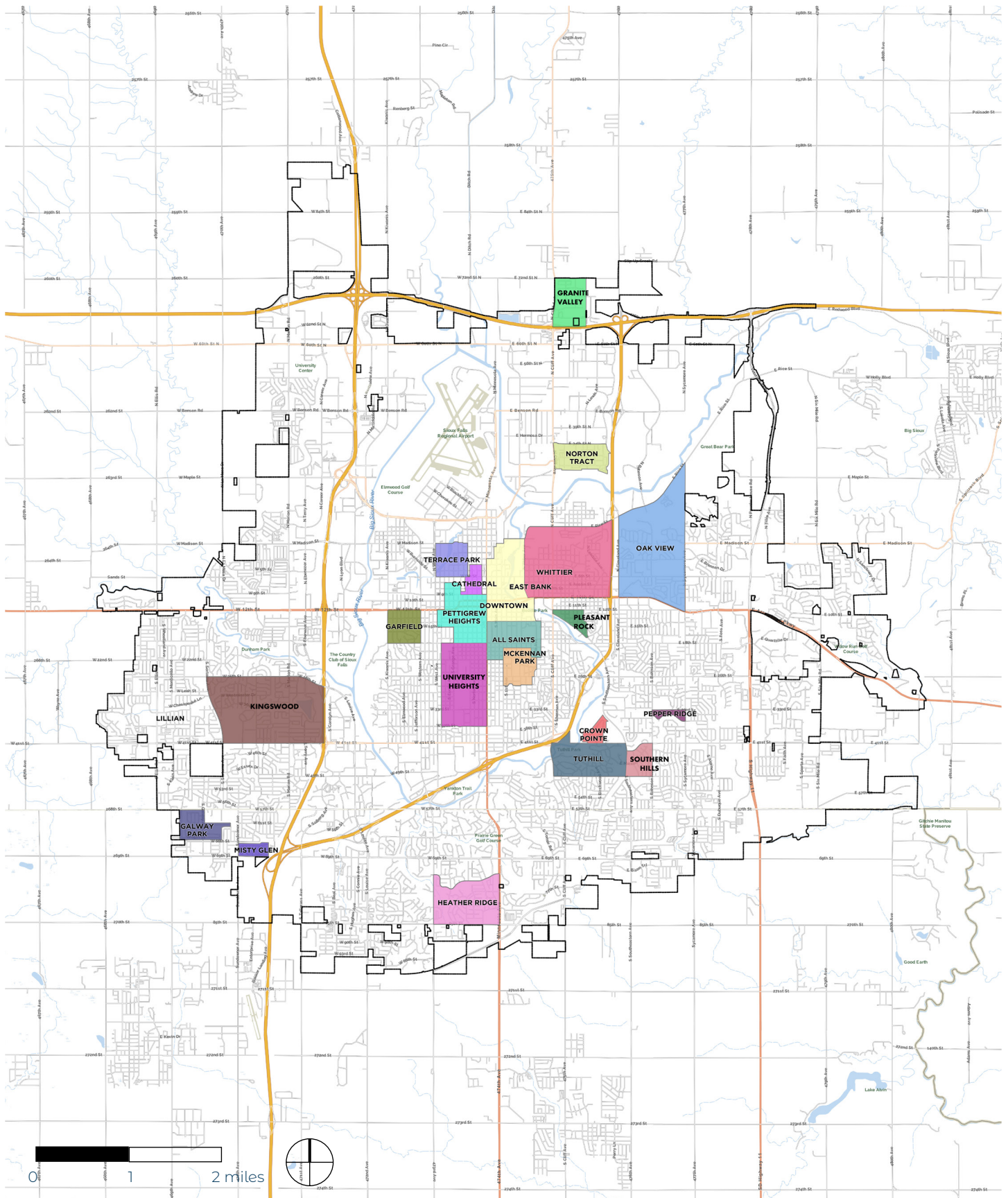
### LEGEND

 Sioux Falls City Limits

#### Neighborhood Conservation Areas

-  All Saints
-  Cathedral
-  Crown Pointe
-  Downtown
-  Galway Park
-  Garfield
-  Granite Valley
-  Heather Ridge
-  Kingswood
-  McKennan Park
-  Misty Glen
-  Norton Tract
-  Oak View
-  Pepper Ridge
-  Pettigrew Heights
-  Pleasant Rock
-  Southern Hills
-  Terrace Park
-  Tuthill
-  University Heights
-  Whittier

# Map 10B: Neighborhood Associations



## Chapter 10:

# Neighborhoods

### *Neighborhood Action Plans*

A neighborhood action plan is a roadmap for improving and shaping a community. It allows residents to take an active role in defining the character of their neighborhood, addressing challenges, and creating a sustainable, vibrant living space for all stakeholders to enjoy. Whether focused on enhancing the local economy, improving public spaces, or ensuring a more connected community, a well-thought-out plan can impact the future of a neighborhood for years to come.

The Shape Sioux Falls 2050 Comprehensive Plan is intended to provide broad policy direction, which is implemented through more specific development regulations and capital expenditure programs. Comprehensive plans do not; however, typically address the more immediate needs and concerns of individual neighborhoods. This is the purpose of a neighborhood action plan which is to identify issues that are of concern to the residents of the neighborhood, and to devise strategies for addressing these concerns.

In conjunction with broader policies and implementation measures contained within the City's comprehensive plan, the neighborhood action planning process is intended to protect and enhance the livability within specific neighborhoods; as well as, to help fulfill the overall community vision and to create a more livable city. A Neighborhood Action Plan is a new program for Sioux Falls.

Each neighborhood Action Plan will include the following:

- Neighborhood Profile: demographics, housing, schools, land use, transportation.

- Neighborhood Engagement Plan
- Goals and Objectives
- Implementation Plan

Topics of concern for each neighborhood should be reviewed and prioritized by residents that live there. Topics to be considered include; Public Safety, Traffic Management, Maintenance and Beautification, Resiliency, Walkability and Bike-ability, and Property Maintenance.

### *Property Maintenance*

The Property Maintenance team is dedicated to enhancing the quality of life for the residents of Sioux Falls by upholding community standards. The Property Maintenance team communicates and coordinates with Sioux Falls Police, Health, Fire Rescue, Public Works, and the City Attorney's office to address problematic cases. The team maintains a consistent approach to address citywide complaints received from the public. Chapter 40 of the Sioux Falls Code of Ordinances outlines the administrative process for code enforcement. Most code cases are initiated through complaints. In 2023, there were over 5,500 complaint cases and 90% are brought into compliance after one notice.

Proactive code enforcement is enacted in the following ways: Meet with neighborhood associations to discuss common violations and how to report concerns. Use a data driven approach to identify areas that may become a concern. Use the data to identify annual Project Nice/Keep locations.

## Chapter 10:

# Neighborhoods

### *Housing*

The city's housing team coordinates programs to ensure residents have access to fair and affordable housing and manage tax refunds for applicable groups. Opportunities that the city Housing Department provides are the Single-Family Rehabilitation Program, the Rental Rehabilitation Program, the Mobile Home Repair Program, the Neighborhood Revitalization Program, and the Public Safety Down payment Assistance Program. For more information see the Housing 5-year Consolidated Plan.





# Chapter 11.

## Implementation



## Chapter 11:

# Implementation

### Overview

As the Shape Sioux Falls 2050 Plan is used over the coming years, it must remain a flexible document. This plan is a forecast for a possible future, but it cannot anticipate all changes. For example, after the last major update in 2019 the COVID pandemic changed the world. An influx of federal spending and nationwide policy changes had a major impact on population growth leading to major infrastructure development and investment in the city. This plan will be used as a framework for possible future growth scenarios. Decisions should support the overarching vision for Sioux Falls including the goals and policies in Chapter 1.

The Shape Sioux Falls 2050 Comprehensive Plan provides a vision for the growth of the community that requires coordinated efforts to address the trends and recommendations identified within. The implementation chapter serves as a guide for the city to advance the goals established in this plan. Priority projects and policy initiatives have been vetted through an extensive public engagement process. The implementation of this plan is not limited to one department. To manage continued growth will take coordination amongst city departments and community partners. While the City drives many of the strategies and implementation of the plan, community stakeholders and private investment play a major role in turning the plan from a vision into a reality.

Ongoing monitoring and evaluation are essential to ensure progress toward achieving the plan's trends and recommendations. Each year, staff brings forward an amendment to the growth management maps which are used by the community to plan development over the next five years. In addition to this yearly update, the plan should undergo a major update every five. If changing conditions warrant, the City may initiate updates through a Comprehensive Plan Amendment. These amendments are reviewed by staff, and the Planning Commission and a recommendation is sent to City Council for their final decision.

Managing growth in Sioux Falls depends on coordinated action across public, private, and non-profit sectors, as well as collaboration with surrounding jurisdictions where appropriate. Open communication and regular discussions with residents, developers, business owners, community partners, elected officials, the Planning Commission, and staff are essential to ensure implementation of the plan. The following implementation strategies are based on the prioritized trends and recommendations from Chapter 8.

The implementation tables provided on the following pages are broken into six core themes:

- Housing and Neighborhoods
- Transportation and Mobility
- Conservation and Resiliency
- Infrastructure and Public Space
- Economic Development
- Community Services and Public Health

### Definitions

- Short-Term: 1-3 Years
- Medium-Term: 3-5 Years
- Long-Term: 5-10 Years
- SECOG: South Eastern Council of Governments
- AHS: Affordable Housing Solutions

## Housing and Neighborhoods

Recommendation	Time Frame	Project Lead	Key Partner
Utilize zoning code to promote mixed use and increased density near transit hubs by reducing parking and promoting alternative site plans	On-going	Planning & Development Services	
Preserve and increase affordable housing supply through rehabilitation programs, new construction incentives, and rental assistance	On-going	Planning & Development Services	SECOG, AHS, Habitat for Humanity
Provide accessibility modifications and affordable housing for elderly and disabled residents	On-going	Planning & Development Services	SECOG, AHS, Habitat for Humanity
Adopt and implement Neighborhood Action Plans to guide targeted improvements and address local priorities within each neighborhood	Short-term	Planning & Development Services	All City Departments, Neighborhood Associations
Continue to implement and support the Neighborhood Grant Programs to foster community-led improvements, enhance neighborhood character, and encourage resident engagement	On-going	Planning & Development Services	
Promote compatible infill development that respects existing neighborhood character	On-going	Planning & Development Services	
Improve sidewalks, street lighting, and neighborhood parks to enhance safety and accessibility	On-going	Public Works	Parks & Recreation
Review the zoning ordinance to identify standards to support neighborhood serving commercial in core neighborhoods and encourage the redevelopment of existing small commercial buildings to support local needs	Medium-term	Planning & Development Services	
Encourage the development of an interconnected bicycle and pedestrian network that provides direct and safe access between housing and neighborhood friendly commercial areas	On-going	Planning & Development Services and Public Works	Parks & Recreation
Review the zoning ordinance to ensure that a variety of housing types and densities can be built to provide a diverse housing stock	Medium-term	Planning & Development Services	
Continue to monitor the topic of short-term rentals and other potential impacts on the housing supply	On-going	Planning & Development Services	Health
Support the implementation of the 5-Year Consolidated Housing Plan that advances affordable housing and addresses community housing needs	On-going	Planning & Development Services	

## Transportation and Mobility

Recommendation	Time Frame	Project Lead	Key Partner
Consolidate and update the Bicycle Plan and Pedestrian Plan to become one plan for all non-automobile users. The new plan should be adopted as the Active Transportation Plan to address all vulnerable road users	Medium-term	Planning & Development Services	Public Works
Continue to support ADA compliant improvements to sidewalks to ensure accessibility for all users	On-going	Public Works	Planning & Development Services, Active Transportation Board
Eliminate gaps in the pedestrian and bicycle networks and ensure continuity of pedestrian access through developing land uses	On-going	Planning & Development Services	Public Works, Parks & Recreation
Continue to implement the Complete Streets Program and develop new guidelines for Complete Streets 2.0	Ongoing	Public Works	Planning & Development Services
Review Engineering Design Standards to encourage the implementation of traffic calming measures such as crossing location bump-outs, chicanes, pedestrian refuge islands, and other design features	Medium-term	Public Works	Planning & Development Services
Prioritize pedestrian and bicyclist safety through design, traffic calming, and intersection improvements when designing new, or redeveloping existing roads	On-going	Public Works	Planning & Development Services
Collaborate with Sioux Area Metro on ticketing options to support passengers and development opportunities	Short-term	Planning & Development Services	Sioux Area Metro
Monitor capital needs for the public transportation system for security upgrades and operational expenditures	On-going	Planning & Development Services	Sioux Area Metro
Upgrade and maintain the public transit fleet, stops, and facilities to ensure safety, accessibility, and full compliance with ADA requirements, prioritizing improvements that benefit elderly and disabled users.	On-going	Planning & Development Services	Sioux Area Metro
Review zoning ordinance to ensure parking standards are appropriate for the associated land use	Medium-term	Planning & Development Services	Development Community
Reduce parking requirements for developments near transit routes or within mixed-use centers through alternative parking plans and other measures	Medium-term	Planning & Development Services	Sioux Area Metro
Coordinate land use and transportation planning to optimize parking and encourage infill and redevelopment of underutilized properties	On-going	Planning & Development Services	Public Works

## Conservation and Resiliency

Recommendation	Time Frame	Project Lead	Key Partner
Implement the Parks Master Plan and continue to monitor and amend the plan as needed	On-going	Parks & Recreation	Planning & Development Services, Public Works
Implement the Bicycle and Pedestrian plans until such time that an Active Transportation Plan is adopted. Monitor and amend plans as needed	On-going	Planning & Development Services	Health, Public Works, Parks & Recreation, Sioux Falls Police Department
Foster public/private partnerships to develop new and rehabilitate existing park amenities and trails	On-going	Parks & Recreation	Finance
Continue to preserve open space that is not suitable for development such as wetlands and flood plains	On-going	Planning & Development Services	Public Works, Parks & Recreation
Continue to engage a Flood Plain Team Framework to support the implementation of the flood plain ordinance from a multi-departmental viewpoint	On-going	Planning & Development Services	Public Works, Finance
Strategically acquire land for additional parks, natural areas, and drainage to keep pace with population growth and urban development	On-going	Parks & Recreation, Public Works	Planning & Development Services
Study and adopt a tree canopy maintenance plan	Medium-term	Parks & Recreation	
Promote naturally resilient landscapes and prioritize native plant species	On-going	Parks & Recreation	Planning & Development Services
Continue to enforce landscape standards that require a mix of species to avoid over planting of any single tree variety	On-going	Planning & Development Services	Parks & Recreation
Monitor infrastructure condition, maintenance needs, and climate readiness	Short-term	Public Works	
Ensure all new infrastructure is designed to meet the engineering design standards	On-going	Public Works	

## Infrastructure and Public Space

Recommendation	Time Frame	Project Lead	Key Partner
Maintain a comprehensive inventory and condition assessment of public infrastructure	On-going	Public Works	Civic Analytics
Integrate updates into the Engineering Design Standards that increase the lifespan of the City's infrastructure	Short-term	Public Works	Planning & Development Services
Continue to balance preservation with growth and expansion of public infrastructure as the city strategically expands	On-going	All City Departments	
Review the subdivision standards to evaluate ways to include open space development in subdivision design	Short-term	Planning & Development Services	Parks & Recreation
Support year-round recreation through development of indoor facilities to encourage a wide variety of activities	Long-term	Parks & Recreation	
Develop new neighborhood parks in areas of the city that are not currently served by a park of any classification within one-half of a mile	Long-term	Parks & Recreation	Planning & Development Services
Continue to meet regularly with private utility companies to coordinate growth	On-going	Public Works	Planning & Development Services
Coordinate the maintenance of private utilities in public right-of-way to ensure compliance with city standards	On-going	Public Works	
Review Engineering Design Standards to ensure continued compliance with industry standards	On-going	Public Works	
Regularly evaluate and update public infrastructure design standards to prioritize safety and support the integration of emerging technologies	On-going	Public Works	Planning & Development Services

## Economic Development

Recommendation	Time Frame	Project Lead	Key Partner
Explore ways to help finance redevelopment in core neighborhoods at higher densities	Medium-term	Planning & Development Services	Finance
Investigate incentives to increase the feasibility of redevelopment and infill projects	Medium-term	Planning & Development Services	Finance
Review the zoning ordinance to ensure that requirements do not place inordinate restrictions on infill and redevelopment properties	Medium-term	Planning & Development Services	
Continue to implement the 2023 Downtown Master Plan	On-going	Planning & Development Services	Downtown Sioux Falls (DTSF)
Continue to educate developers and the public on the Mid-Town Mixed Use zoning classification	On-going	Planning & Development Services	
Promote existing or innovative incentives to increase the feasibility of mixed-use projects	On-going	Planning & Development Services	Public Works, Sioux Falls Development Foundation
Review the zoning ordinance with input from the development community to ensure that development standards are compatible with industry trends	Medium-term	Planning & Development Services	
Prioritize business investment and expansion programs tailored to biotechnology, cybersecurity, and healthcare industries	Short-term	Sioux Falls Development Foundation	City Departments
Encourage partnerships with local universities, technical colleges, and high schools with biotechnology, cybersecurity and healthcare industry needs	Short-term	Sioux Falls Development Foundation	City Departments
Continue to coordinate with Board of Regents on development of the USD Discovery District Campus	On-going	Planning & Development Services	South Dakota Board of Regents
Continue to support the efforts of the Sioux Falls Development Foundation in attracting key industries to the city	On-going	City Departments	Sioux Falls Development Foundation

## Community Services and Public Health

Recommendation	Time Frame	Project Lead	Key Partner
Support the adoption and implementation of the Sioux Falls Arts and Culture Plan	On-going	Planning & Development Services	Arts Community
Identify grants and public funding sources to support the arts throughout the City	Short-term	Planning & Development Services	Arts Community
Create incentives for private property owners to incorporate public art in development projects	Short-term	Planning & Development Services	Arts Community, Development Community
Address homelessness through emergency shelters, transitional housing, and supportive services by continually assessing shelter space alongside community partners	On-going	Homelessness Coordinator	Down Town Sioux Falls (DTSF), Sioux Falls Police Department (SFPD)
Support expansion of the street outreach teams in coordination with community partners as the city grows and service needs increase	On-going	Homelessness Coordinator	South Dakota Urban Indian Health and Down Town Sioux Falls (DTSF)
Coordinate the development of a Homelessness Master Plan to align community partners and resources.	Short-term	Homelessness Coordinator	All City Departments
Support Emergency Management in their ongoing community education and training programs to prepare for various types of emergencies	On-going	Emergency Management	All City Departments
Continue to prioritize strategic land acquisition to allow for report to work stations, fire stations, and other city services to maintain efficient coverage as the city expands	On-going	All City Departments	
Utilize digital tools and technology upgrades to improve efficiency, communication, and accessibility of city services	On-going	Information Technology	All City Departments
Coordinate with the school districts in Sioux Falls to forecast future demand based on population growth and align land use planning with school locations to ensure growth occurs where infrastructure, transportation, safety services, and parks can adequately support it.	On-going	Planning & Development Services	Public Works, Parks & Recreation
Support innovative solutions to address childcare needs within the community	On-going	All City Departments	Health, State of SD
Continue to support the growth of higher education opportunities through collaboration and master planning to promote programs the fill workforce development needs in the city	On-going	Sioux Falls Development Foundation	All City Departments



**Draft 12-22-2025**