Dell Rapids

Draft 3/10/2020

Comprehensive Plan

Prepared by the South Eastern Council of Governments at the direction of the Planning Commission and City Council of Dell Rapids, South Dakota

ACKNOWLEDGEMENTS

This Comprehensive Plan is a compilation of effort by many people, organizations and government entities. This document expresses the great civic pride that exists in the City of Dell Rapids. Through the preparation and adoption of this document, the governing officials of Dell Rapids have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

Mayor and City Council

Mayor:

City Council:

Planning Commission

Chairman:

Board Members:

City Staff

City Administrator: Justin Weiland

Finance Officer: Claire Baartman

The South Eastern Council of Governments prepared this document under the direction of the Planning Commission and City Council of Dell Rapids, South Dakota.

TABLE OF CONTENTS

Chapter 1: Introduction .....

Chapter 2: Community Demographics .....

Chapter 3: Environmental Constraints .....

Chapter 4: Infrastructure Assessment .....

Chapter 5: Parks and Open Space .....

Chapter 6: Land Use Plan .....

Chapter 7: Growth Area Analysis .....

Chapter 8: Planning Policy Framework .....

Chapter 9: Plan Implementation .....

Chapter 1 - Introduction

Vision

The vision for Dell Rapids is to continue to provide effective public services, maintain and create cost-efficient and effective public infrastructure and provide exceptional public facilities to serve existing and planned residential and non-residential private investments.

This Comprehensive Plan attempts to capture the essence of the vision for the community, and future actions by the City and land owners will mold and change the details of this vision over time, with this Comprehensive Plan as a framework to guide them.

Comprehensive Plan Overview

The Comprehensive Plan provides a framework for specific anticipated land-use and growth management policies and recommendations. It is designed to be a dynamic and flexible process to accommodate the changing needs of a population, yet steady enough to allow for reasonable long-term investment strategies by both public and private sectors. To the greatest extent possible, future planning for the City of Dell Rapids ought to involve the public, other governmental agencies and elected officials throughout the planning and implementation phases.

The Dell Rapids City Council has adopted this document in accordance with state law. In developing this Comprehensive Plan, the Dell Rapids Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning Commission and City Council meetings and public hearings. This Comprehensive Plan is intended to guide the City of Dell Rapids in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies as deemed necessary by the City Council and Planning Commission.

Purpose

There are three primary purposes of this document:

1. To address the planning requirements of state law while also providing a sound and logical basis for growth management strategies.

2. To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.

3. To provide the Planning Commission and City Council with policies for future planning decisions and the methods and justification to control land use through the zoning and subdivision ordinance, the capital improvements program, and other enforcement controls.

Additionally, there are six supplemental purposes of this document:

1. To improve the physical environment of the community as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting and efficient.

2. To promote the public interest (the interest of the community at large) rather than the interests of individuals or special interest groups within the community.

3. To facilitate the democratic determination and implementation of community policies on physical development.

4. To effect political and technical coordination in community development; to be effective, coordination must occur across governmental jurisdictions (county, school, township, etc.).

5. To inject long-range considerations into the determination of short-range actions.

6. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

Authorization Under State Law

Under 11-6-14 of South Dakota Codified Laws, the planning commission of a municipality is directed to *"propose a plan for the physical development of the municipality… [to] include the general location, character, layout and extent of community centers and neighborhood units…"*

Area of Planning Jurisdiction

The City of Dell Rapids shall, under South Dakota statutes, have the authority to control development within the corporate limits of Dell Rapids. A joint jurisdictional boundary with Minnehaha County has been developed to address an urban growth area and growth management area.

Appropriate Use of the Comprehensive Plan

South Dakota laws require that zoning districts must be in accordance with the Comprehensive Plan. It is the intent of this document to show the most appropriate use of land within the study area, based on the potential for growth and development of the community.

The Comprehensive Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period, which were not foreseen during the development of this plan. In addition, major economic development or social changes may arise within the planning period. Such significant developments or changes would likely impact many elements of the plan. As land use decisions arise that deviate from the comprehensive plan, the Planning Commission shall recommend to the City Council, which shall adopt a resolution amending the comprehensive plan.

Chapter 2 - Community Demographics

This Chapter examines aspects of the demographic, social and economic characteristics of the community. The data in this Chapter comes from the United States Census Bureau, primarily the 2010 Census. Going forward, Dell Rapids will consider future data sources as they become available to better inform future planning decisions.

Population

According to the 2010 Census, the City of Dell Rapids gained population from 2000 to 2010. Dell Rapids' population was 3,633 in 2010. This was a 653-person increase from 2000, or a population gain of 21.91%. Dell Rapids also experienced population gains in the in every decade since at least the 1960's.

Table 2-1: Population History (Source: U.S. Census Bureau)

Year	Population	% Increase	Number Increase
1960	1,863		
1970	1,991	+6.87%	+128
1980	2,389	+19.99%	+398
1990	2,484	+3.98%	+95
2000	2,980	+19.97%	+496
2010	3,633	+21.91%	+653

General Demography

Dell Rapids experienced a much larger growth rate between 2000 and 2010 than both Minnehaha County and the State. The median age in Dell Rapids is comparable to that of the County but is two years younger than the State median. Median income in 2010 in Dell Rapids was $56,400 which exceeds both the County and State wide median incomes.

Table 2-2: Current Demographic Statistics (Source: U.S. Census Bureau)

	Dell Rapids	Minnehaha County	South Dakota
2000 Population	2,980	148,281	754,844
2010 Population	3,633	169,468	814,191
2000-2010 % Change	+21.91%	+14.29%	+7.86%
2010 Median Age	34.8	34.5	36.9
Median Household Income in 2010 Dollars	$56,400	$51,799	$46,369

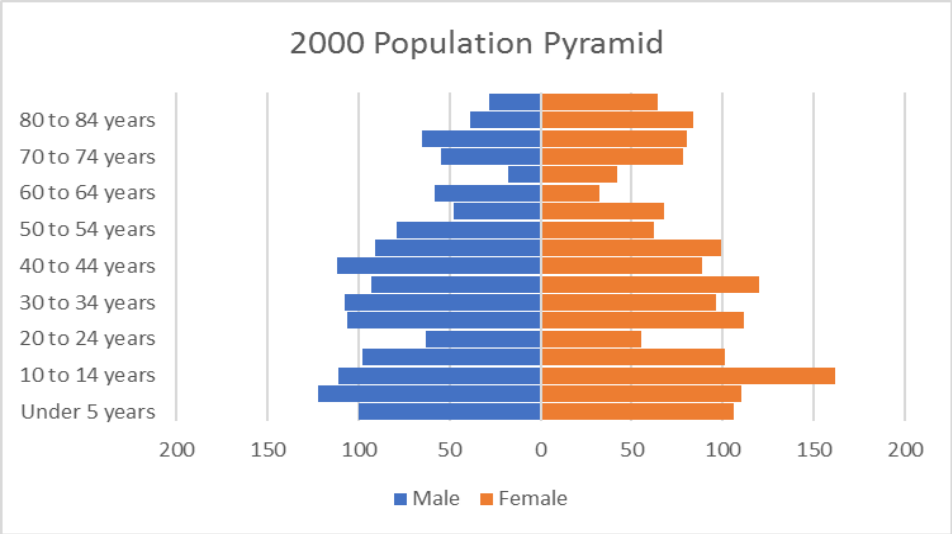
Age

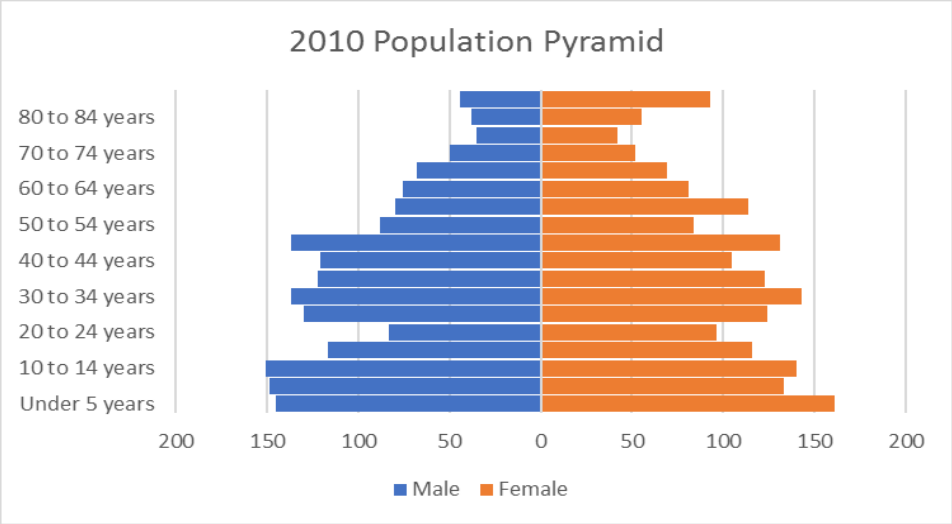
Between 2000 and 2010, a gain of 302 people in the 20 to 54-year-old age group was the largest increase within any of the defined age cohorts in Dell Rapids. Dell Rapids also had gains in the 0 to 19 age range, with an increase of 206 people and the 55 to 74 range with an increase of 185. Dell Rapids had a population loss of 40 in the 75 and over age cohort.

Table 2-3: Population by Age (Source: U.S. Census Bureau)

	0-19	20-54	55-74	75 & Over	Total
2000	906	1,322	405	347	2,980
2010	1,112	1,624	590	307	3,633

Table 2-4: Population Pyramids, 2000 and 2010 (Source: U.S. Census Bureau)





Households by Type

Between 2000 and 2010, Dell Rapids experienced an overall increase in the number of "family" households. There was a increase of 57 married couple families that had their own children in the household. The married couples without own children increased by 77.

The City of Dell Rapids had an increase of 81"non-family" households. There was an increase of 56 one-person households and an increase of 25 households that had unrelated individuals living together.

Table 2-5: Household Composition – 2000 to 2010 (Source: U.S. Census Bureau)

	2000 Census	2010 Census	Change
	Family Households		
Married Couple with own children	336	393	+57
Single Parent with own children	78	119	+41
Married Couple without own children	346	423	+77
Family Householder without spouse	33	38	+5
Total Families	**793**	**973**	**+180**
	Non-Family Households		
Single Person	293	349	+56
Two or more persons	41	66	+25
Total Non-Families	**334**	**415**	**+81**

Assessment of Existing Housing Stock

In 2010, according to the U.S. Census Bureau, there were 107 vacant housing units in the City of Dell Rapids. Over 90% (92.8%) of Dell Rapids' total housing units were classified as occupied. Such a low vacancy rate indicates a strong commitment of existing residents to stay within the community. However, such a low vacancy rate points to the need for aggressively seeking unique and innovative ways to accommodate additional growth for the future. Based on analysis from the City Council and Planning Commission that additional (and affordable) housing is needed, it is recommended that the City of Dell Rapids explore options to provide accommodation for additional residents. Partnerships with area developers and state/federal housing programs and/or subsidies should be pursued in order to most effectively handle the need.

Table 2-6: Occupancy Status of Housing Units - 2010 (Source: U.S. Census Bureau)

	2000 Census	2010 Census	Change
	Occupied Units		
Owner	841	1,003	+162
Renter	286	385	+99
Total	**1,127**	**1,388**	**+261**
	Vacant Units		
For Rent	22	62	+40
For sale	12	21	+9
Seasonal Use	1	4	+3
Other Vacant	19	20	+1
Total	**54**	**107**	**+53**

Over the time period from 2010 to 2014, the median home sale price in Dell Rapids has generally been on a steady upward trend. Although there was a slight decrease in the median price between 2013 and 2014, the median in 2014 was still the second highest price over the five-year period reviewed. In four of the five years, there was at least one house that sold for less than $35,000, and in all five years at least one sale was for $325,000 or more.

Table 2-7: Residential Sales Activity – 2010-2014 (Dell Rapids Housing Study – 2016)

Sales Year	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
2010	48	$124,700	$390,000	$33,000
2011	40	$127,750	$388,500	$51,000
2012	64	$133,500	$405,000	$15,000
2013	74	$141,725	$370,000	$19,950
2014	70	$138,950	$325,000	$12,000

As a part of the 2016 Housing Study Community Partners Research, Inc., representatives conducted a visual 'windshield' survey of 328 single family/duplex houses in Dell Rapids' oldest core neighborhood. The boundaries of the four neighborhoods are:

Neighborhood #1 - East - Garfield Ave.
West - Iowa Ave.
North - E. 7th St.
South - E. 4th St.

Neighborhood #2 - East - Railroad Tracks
West - Garfield Ave.
North - E. 7th St.
South - Railroad Tracks

Neighborhood #3 - East - Beach Ave.

West - Garfield Ave.
North - 3rd St.
South - Railroad Tracks

Neighborhood #4 - East - Garfield Ave.
West - Juniata Ave.
North - E. 3rd St.
South - River St.

Table 2-8: Housing Condition Estimate – 2015 Windshield Survey (Dell Rapids Housing Study – 2016)

	Sound	Minor Repair	Major Repair	Dilapidated	**Total**
Neighborhood #1	91/61.1%	39/26.2%	18/12.1%	1/0.6%	**149**
Neighborhood #2	43/55.8%	24/31.2%	10/13.0%	0/0%	**77**
Neighborhood #3	27/64.3%	12/28.6%	3/7.1%	0/0%	**42**
Neighborhood #4	12/20.0%	26/43.3%	21/35.0%	1/1.7%	**60**
Total	**173/52.7%**	**101/30.8%**	**52/15.9%**	**2/0.6%**	**328**

The existing housing stock in the four neighborhoods is in good condition. Approximately 31% of the houses in the neighborhood need minor repair and 16% need major repair. Approximately 53% are sound, with no required improvements. Two houses in the neighborhoods are dilapidated and possibly beyond repair.

Population Projections

Table 2-9 presents population projections based on past patterns of population change. For simplicity, the population projections discussed below are based on assumptions about past trends in total population, not on assumptions about each component of population change. The 20-year growth trend is based on the rate of change between 1990 and 2010, using the 1990 and 2010 U.S. Census. The 10-year growth trend uses the same methodology, but calculates an annual growth rate from 2000 to 2010. Estimating future population numbers helps in planning for community services, recreation, public facilities, and conservation needs to adequately serve the additional residents while retaining the essential community character and natural resources.

Table 2-9: Population Projections Through 2035

2010 Population Census	**2015 Projection 10-year trend**	**2015 Projection 20-year trend**	**2025 Projection 10-year trend**	**2025 Projection 20-year trend**	**2035 Projection 10-year trend**	**2035 Projection 20-year trend**
3,633	3,960	3,920	4,368	4,286	5,286	4,653

The growth projections based on 10-year and 20-year growth trends show population gains from 2010 to 2035 for the City of Dell Rapids. The 10-year and 20-year growth trend population projections for Dell Rapids estimate an increase of 1,020 to 1,653 people by 2035. There are

many factors that may influence population growth, although most are not easily quantified. However, based on the fact that Dell Rapids continues to sustain and increase employment, it is reasonable to estimate that the City has continued potential for growth.

Workforce Profile

Employment

In 2017, the civilian labor force was 2,136 which is approximately 78% of the population over the age of 16. The majority of the population that does not work falls into the 16 to 19 year old age range.

Table 10 shows the number of employees working within major occupation categories. Education Services, and healthcare and social assistance are the types of occupations employing the most residents in Dell Rapids followed by Finance and insurance, and real estate and rental leasing.

Table 2-10: City of Dell Rapids Employment by Occupation (2017 ACS 5-Year Survey)

Occupation	Employed	Percent
Agriculture, forestry, fishing, hunting, and mining	95	4.4%
Construction	174	8.1%
Manufacturing	177	8.3%
Wholesale Trade	43	2.0%
Retail Trade	222	10.4%
Transportation and warehousing, and utilities	85	4.0%
Information	31	1.5%
Finance and insurance, and real estate and rental leasing	335	15.7%
Professional, scientific, and management, and administrative and waste management services	44	2.1%
Educational services, and health care and social assistance	608	28.5%
Arts, entertainment, and recreation, and accommodation and food services	161	7.5%
Other services, except public administration	65	3.0%
Public administration	96	4.5%

Education Attainment

According to the 2017 American Community Survey over 40% of the population over 25 years of age in Dell Rapids holds an Associate degree or higher. This is comparable to the state as a whole whose rate is 39%.

Table 2-11: City of Dell Rapids Educational Attainment (2017 ACS 5-Year Survey)

Population 25 years and over	2,371	100%
Less than 9th grade	17	0.7%
9th to 12th grade, no diploma	107	4.5%
High school graduate (includes equivalency)	719	30.3%
Some college, no degree	560	23.6%
Associate degree	311	13.1%
Bachelor's degree	489	20.6%
Graduate or professional degree	168	7.1%

Chapter 3 - Environmental Constraints

This Chapter examines the presence of environmental constraints to provide background reference information for City leaders which they may consult when making decisions regarding future development. It should be noted that environmental constraints identified in this Chapter, including but not limited to wetlands identified on the National Wetland Inventory and flood plains identified by the Federal Emergency Management Agency (FEMA), will present constraints to future development. Some significant natural features/areas exist in the proposed growth area of the City.

Physical Geography

Dell Rapids is located in Minnehaha County in southeastern South Dakota. The City is surrounded by agricultural lands and has the Big Sioux River running through the city. The landscape is primarily flat with some slightly rolling hills. The elevation ranges from 1,561 feet above sea level in the north part of the City to 1,490 feet above sea level in the south.

Floodplains and Floodway

Floodplains are areas adjacent to creeks, rivers and lakes that are subject to periodic inundation. The Big Sioux River at Dell Rapids routinely experiences severe spring flooding, this flooding has occasionally sated into the early summer. FEMA has identified areas of special flood hazard in and around the City. The floodplains and floodway of the Dell Rapids are shown on Figure 3-1.

Wetlands

The *National Wetlands Inventory* was used to identify the general location of wetlands. These are considered areas of high constraint and importance because of their value for habitat, groundwater recharge, and surface water storage and filtration. They are generally regulated by State and Federal agencies. These natural resources provide a number of functions that are important to the health and welfare of the community. The wetlands of the Dell Rapids area are shown on Figure 3-1.

Soils

While the soils in the Dell Rapids planning area are excellent for agricultural purposes, their engineering properties present some limitations for urban development. Soil types found in some areas have 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. While these limitations do not rule out development, they do require compensating construction techniques and soil modification. Although soils with a specific engineering limitation may be more prevalent in some areas of the planning jurisdiction than

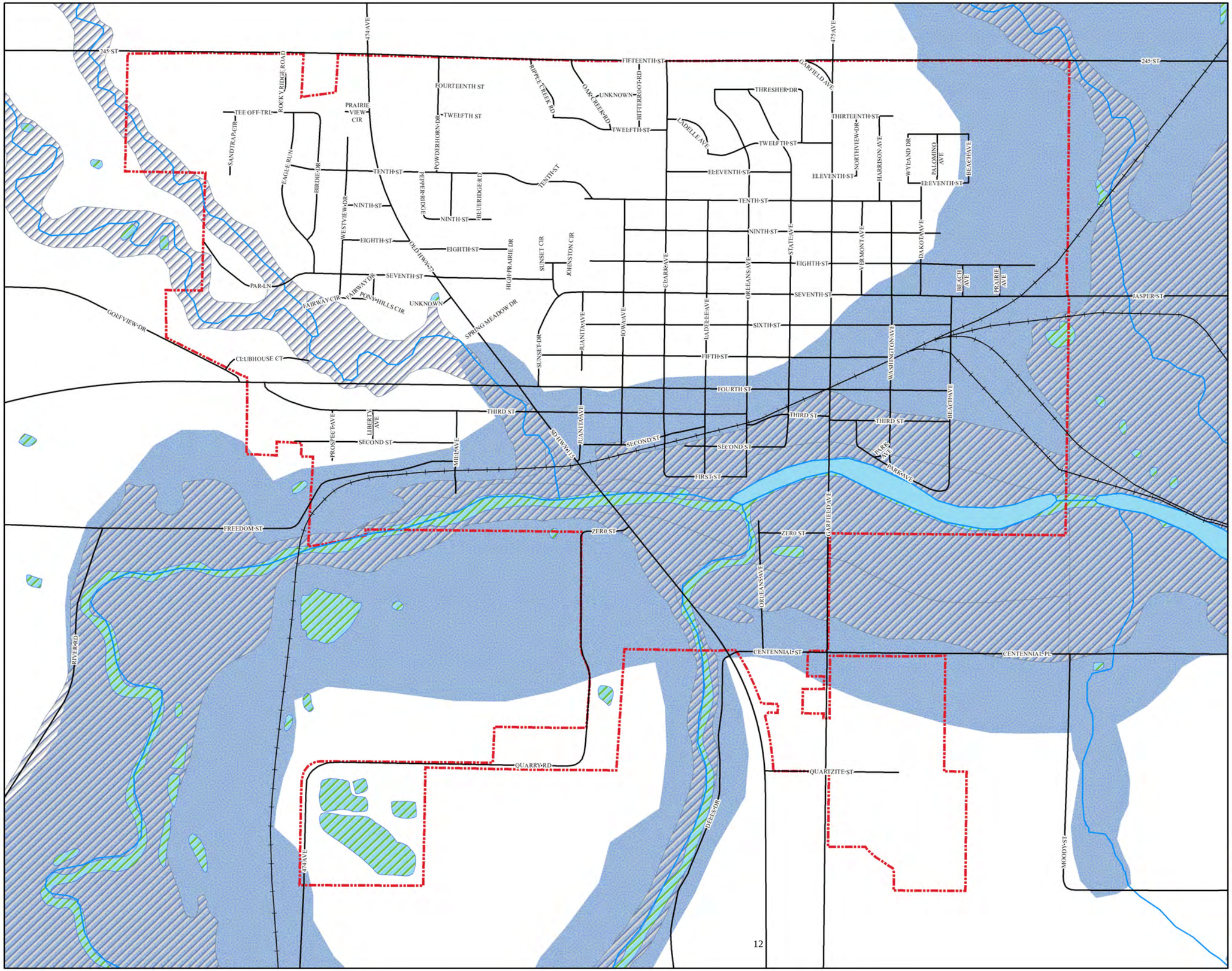
others, soil types with a variety of limitations are found generally across the area. The severe soil development limitations of the Dell Rapids area are shown on Figure 3-2.

Additional Environmental Constraints

Shallow aquifers and streams are at risk of contamination by a variety of sources. Because of the risk of contamination, Minnehaha County enforces measures to protect these areas through the Water Source Protection Overlay District. The overlay district prohibits uses that pose a high risk of contamination to groundwater resources and regulates other potentially damaging uses so that adverse environmental impacts are minimized. The Water Source Protection Overlay District of Minnehaha County is shown on Figure 3-1**.**

Figure 3-1 Environmental Constraints

Dell Rapids Comprehensive Plan



Legend

- Wetlands
- Flood Hazard Area
- Water Source Protection

Other Features

- Rail
- Roads
- Creeks, Rivers, & Lakes
- City Limits (2017)

N W E S

0 500 1,000 2,000 Feet

Figure 3-2
Soil Constraints

Dell Rapids Comprehensive Plan

Soil Type

- High Clay & Water Table
- Gravel/Sand Pits
- Steep Slope
- Shrink - Swell
- Flooding Potential
- Shallow Depth to Rock
- Hydric Soils

Other Features

- Rail
- Roads
- Creeks, Rivers, & Lakes
- City Limits (2019)

N W E S

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Chapter 4 - Infrastructure Assessment

Infrastructure is critical to the City's continued growth and development. This Chapter is intended to provide a general overview of the existing transportation, water and wastewater systems. The City also recognizes that planning for the rebuilding and enhancement of systems in existing parts of the City is as critical as planning for the expansion of systems. The City has and will continue to undertake engineering studies for its infrastructure systems which contain far more detailed information including costs and proposed construction improvements. Completed studies are available for public review in the office of the Finance Officer.

Transportation

Major Street System

Street and highway improvements are a critical planning consideration because of the interactive relationship between transportation and land use. Location choices for many land uses are frequently made on the basis of access to major streets and highways. Without consideration for adequate capacity or maintenance, the transportation system cannot adequately accommodate development.

Arterial Streets

Arterial streets are designed to carry a large volume of traffic at higher speeds. Within the City, the function of arterials is to facilitate the movement of goods and people with few obstructions. These streets are generally adjacent to commercial uses.

Collector Streets

Collector streets are designed to provide connectivity between arterials. They allow local traffic an access onto the arterial system. Collector streets are normally spaced one-half mile apart and include two lanes of traffic with turn lanes at major intersections, limited on-street parking, and may be adjacent to either residential or commercial uses.

Local Streets

Local streets provide access from low-density residential developments to collector or arterial streets. Because their function is based on development patterns, there are no spacing requirements. Local streets operate at low speeds, with on-street parking and few traffic signals.

Figure 4-1 presents the Major Street Plan that has been developed as a part of the Comprehensive Plan.

Intersections

The City of Dell Rapids partnered with KLJ Engineering to complete a Master Transportation Plan in 2019. As part of this plan key intersections were evaluated to determine where they fell with in a level of service (LOS) rating between LOS A to LOS F. LOS A indicates near free-flow traffic conditions with little delay and LOS F indicates breakdown of traffic flow with very high amounts of delay.

Throughout Dell Rapids, traffic flow is good, with all studied intersections being rated as either LOS A or LOS B. The forecast of future conditions sees some intersections falling to LOS C grade. While LOS C is still acceptable these intersections should continue to be monitored to determine what improvements can be made.

Intersection operations for both current and future condition can be found in figures 4-2 and 4-3.

Water System

The water system provides potable water to City residents, businesses and institutions. An adequate water supply meets the public demand and requires the responsible use of water, now and in the future, without unacceptable economic considerations. A major element in the overall strategy will be slowing the growth in demand through increased efficiency and conservation.

Existing Water System

The City of Dell Rapids does not operate a water treatment system. The water supply for the City of Dell Rapids is secured from Minnehaha Community Water Corporation (MCWC) and delivered to the City by means of a dedicated main line from the rural water system's water treatment plant located to the south and west of the City. The City of Dell Rapids purchases all municipal water from MCWC. Based on the historic records the water purchase averages 71 gallons per person per day.

There is one 10" water distribution line crossing the Big Sioux River which provides the City their sole source of treated water supply. The highest historical peak day water use in Dell Rapids was 622,000 gallons in 2006. The City of Dell Rapids is currently contracted with MCWC for a maximum of 730 gpm which results in 1,051,200 gpd. The historic peak day purchased by the City was 649,000 gpd. The current contract with MCWC is adequate to meet the peak day demand.

The Population Statistics indicate an anticipated population increase of about 2% annually going forward. Based on this growth, an average day usage of 419,113 gpd (5,903 x 71) can be projected in 20 years. The anticipated peak day usage based on a factor of 2.46 (historical peak day data) results in a future peak day of 1,031,018 gal (2.46 x 71 x 5,903). The current contract with MCWC is adequate to meet the future peak day demand.

The City constructed a new 500,000-gallon elevated storage tank at the southwest corner of 15th Street and Clark Avenue in 2004. The City also has a 150,000-gallon elevated storage tank more

centrally located near 10th Street and Orleans Avenue. The City operates and maintains both water towers and has adequate water storage for future use.

Water pressures range throughout the City with the highest being near the City Park around 90 psi and the lowest being 47 psi near the old Odd Fellows Home.

The City has several areas of the water distribution system that consist of cast iron and asbestos cement pipe. The City is planning for future projects to replace these outdated lines with new PVC water main pipe to increase water quality and system hydraulics.

Future Water System Planning

The City has focused their water system improvements over the past 20 years by performing several small projects to help loop the existing system, provide more storage, and improve system hydraulics through town. To be more proactive, the City is planning to start improving their water main distribution infrastructure in the older areas of the community. In addition, they plan to lump several smaller projects into bigger projects to reduce the number of phases and to recognize the economy of scale that a larger project can provide. These improvements will replace the old 4" cast iron and asbestos cement water main with 6" polyvinyl chloride (PVC) pipe along with replacing all appurtenances in the areas of town where some these mains are over 100 years old. The first large scale project is planned for 2019/2020 in southeast Dell Rapids where the City will be replacing almost two miles of outdated water main.

Also, the City plans to repaint the interior and exterior of their 150,000-gallon elevated storage tank in 2018 with plans to repaint the 500,000-gallon elevated storage tank in the next 5 to 10 years.

Wastewater System

The wastewater system collects, conveys and treats wastewater for City residents, businesses and institutions. With growth in the City's water demand will come a corresponding increase in wastewater generated. Wherever possible, gravity systems are preferred over pressure collection systems for reasons of reliability and lower operating and maintenance costs.

Existing Wastewater System

Dell Rapids wastewater treatment system was built in 1974 and is located southwest of the community. The City improved their wastewater treatment facility and outfall sewer main in 2001. The existing Polishing Cell #1 was deepened by two feet and a new secondary cell was added. These improvements increased the total water surface area by 4.7 acres and total pond storage by over 13 million gallons, an increase in total pond storage of approximately 73 percent. The existing total pond storage is about 31 million gallons. The existing wastewater treatment facility is designed for an average annual flow of about 100 million gallons. In 2006 and 2007, total wastewater pumpage was about 94 million gallons. A review of the main lift station records since May 2010 determined an average daily flow of 219,550 gpd. This results in an average per capita flow of 60 gallons per capita per day (gpcpd).

During 2009, the City constructed a new triplex lift station and 12-inch force main to pump and transport wastewater to the City's wastewater treatment facility. The new lift station and force main have a capacity of about 1000 gpm, which is about double the capacity of the old lift station and force main that was replaced.

In 2013/2014, the City constructed a new lift station in south of the Big Sioux River near Rickeman Field to serve future development in southeast Dell Rapids. This sanitary sewer system ties into the existing gravity sanitary sewer north of the Garfield Avenue Bridge and added roughly 500,000 gallons per day of capacity. This will be adequate for initial development and if more capacity was needed, the City could consider upsizing the sanitary sewer through town or possibly constructing a lagoon site to serve the additional areas.

In 2017, construction began on a new sequencing batch reactor (SBR) wastewater treatment facility which will be put into service in the late spring of 2018 and will meet the City's current and future wastewater treatment needs.

The City's sanitary sewer maintenance program includes scheduled jetting and cleaning of portions of the collection system. Flat sewer segments or troublesome areas are jetted every two to three months. Sewer segments with heavy flows at moderate grades are jetted annually. Sewer segments that have not historically accumulated debris are jetted every two or three years.

It is anticipated that the City of Dell Rapids will continue to grow based on their proximity to the City of Sioux Falls and the Interstate 90 and Interstate 29 corridor.

Future Wastewater System Planning

In recent years, the City has targeted small areas to rehabilitate the existing utilities or has had to extend utilities to areas of new development. In an effort to be more proactive, the City is planning to start improving their sanitary infrastructure in the older areas of the City. In addition, they plan to lump several smaller projects into bigger projects to reduce the number of phases and to recognize the economy of scale that a larger project can provide. These improvements will replace the old vitrified clay pipe (VCP) with PVC and old brick manholes with precast concrete in the areas of town where some of the sanitary distribution system is more than 100 years old. The first large scale project is planned for 2019/2020 in southeast Dell Rapids where the City will be replacing almost 1 ½ miles of sanitary sewer main.

Figure 4-1
Major Street Plan

Dell Rapids Comprehensive Plan

Legend

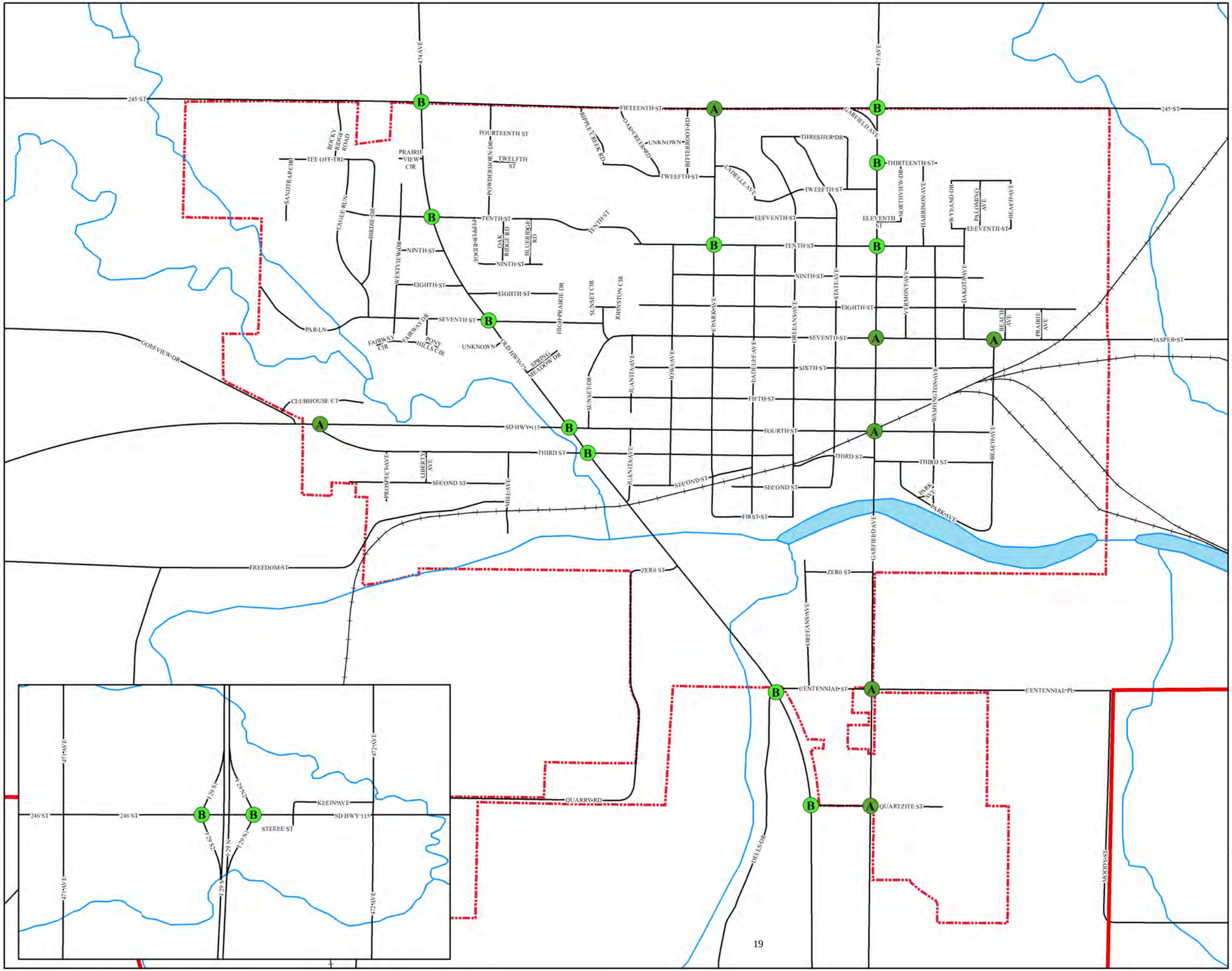
- Minor Arterial
- Major Collector
- Minor Collector
- Future Minor Collector
- Future Local Road
- Rail
- Local Roads
- Creeks, Rivers, & Lakes
- City Limits
- Joint Jurisdiction

N W E S

0 1,250 2,500 5,000 Feet

Figure 4-2 Intersection Level of Service - 2019

Dell Rapids Comprehensive Plan



Legend

- A
- B
- C
- Rail
- Local Roads
- Creeks, Rivers, & Lakes
- City Limits
- Joint Jurisdiction

N W E S

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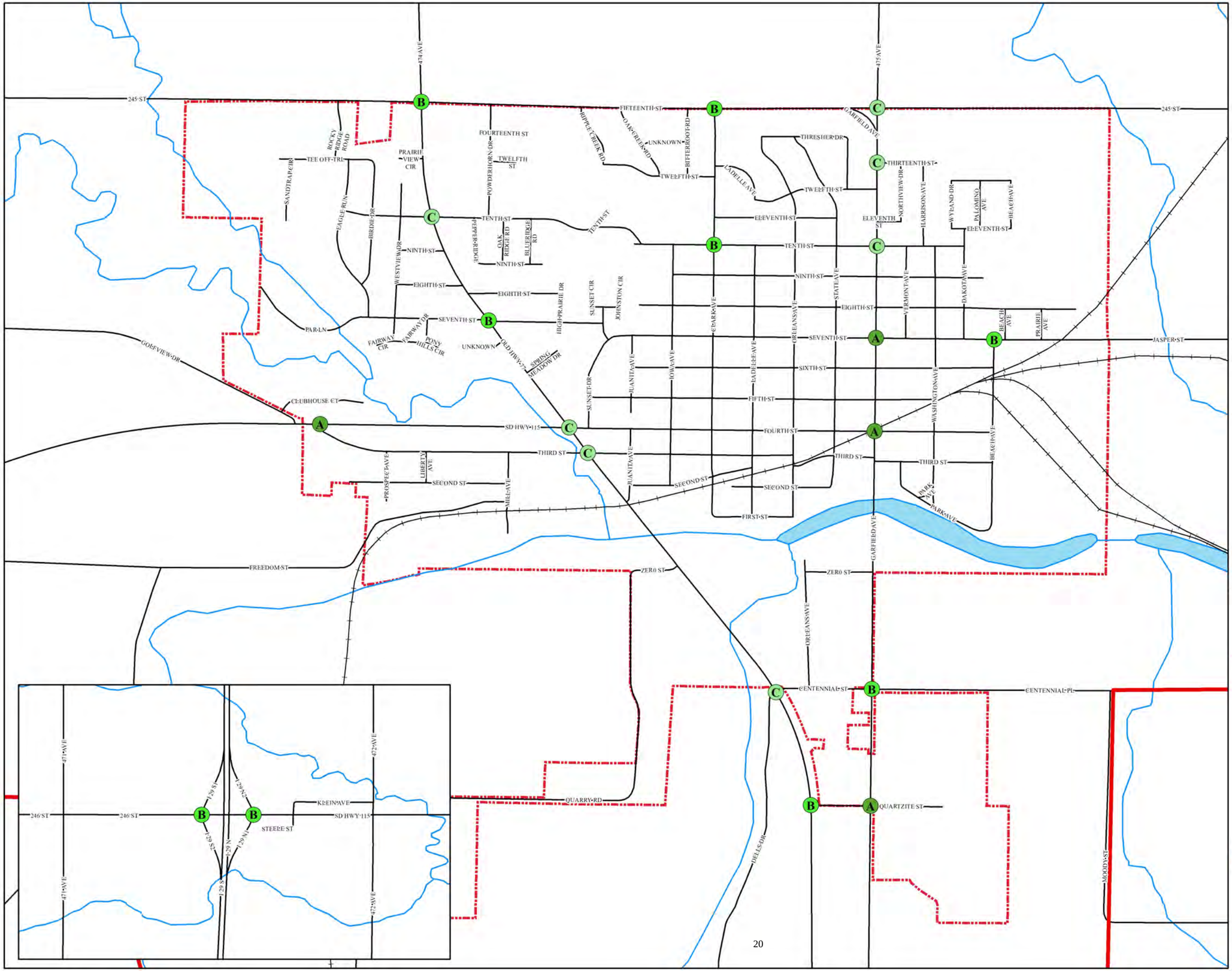
Figure 4-3 Intersection Level of Service - 2040

Dell Rapids Comprehensive Plan



Legend

- A
- B
- C
- Rail
- Local Roads
- Creeks, Rivers, & Lakes
- City Limits
- Joint Jurisdiction

N W E S

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Chapter 5 – Schools, Parks and Open Space

Current and Future School Needs

The Dell Rapids School District serves primarily the City of Dell Rapids but includes approximately 170 square miles in Minnehaha and Moody Counties. School enrollment for the 2015-16 school year was 896 students. The District anticipates that enrollment numbers will stay relatively steady or increase only slightly in coming years.

The Dell Rapids School District is currently working on a facilities study to better understand the physical needs of the district. However, the District does not foresee a need for any additions to the current facilities. The facilities for all grade levels have some space to accommodate larger enrollment with the tightest fit being in the Middle School. The District is confident that the space would be adaptable enough to accommodate any likely growth in class size.

Current and Future Park Needs

Parks and open space are an important element in the quality of life in Dell Rapids. Dell Rapids has developed a parks and recreational system that includes neighborhood and community parks and a network of trails. As plans are made to build, expand or relocate public facilities, they should be done in conjunction with the Comprehensive Plan, Park Master Plan and the Capital Improvements Plan. Figure 5-1 presents the Current Parks and Open Space.

Neighborhood parks are generally between five and ten acres in size. The effective service area of neighborhood parks is one mile, depending on location, facilities and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to play fields, 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 typically include areas for passive uses, nature conservation, pools/aquatic centers and athletic fields. Each of these four types of uses might include other uses such as neighborhood playground space, but generally larger parks will focus on one major type of activity.

Conservation and nature areas are specialized locations that preserve wildlife habitat, woodlands and wetlands through open space development. Most commonly developed along stream corridors and natural drainage ways are linear parks or greenways which provide a variety of recreational opportunities to adjacent neighborhoods. These activities easily accommodate the development of a bike trail system.

The parks and open spaces on the Current and Land Use Plan maps identify existing park facilities and proposed new facilities within the projected growth areas. The specific

improvements provided within the park facility should be tailored to meet the needs of the nearby population that it will primarily serve. In addition, potential combinations of detention pond sites and neighborhood parks should be reviewed wherever feasible to allow more efficient land utilization and consolidation of maintenance costs.

If new parks are to be provided at a reasonable cost and in proper locations, it is essential that parkland 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 residential development. Potential areas for future cooperative efforts should continue to be explored with other public entities.

Figure 5-1
Parks and Open Space

Dell Rapids Comprehensive Plan

Legend

- Parks and Open Space
- Play Grounds

Trail System

- Existing
- Proposed
- Schools
- Rail
- Roads
- Creeks, Rivers, & Lakes
- City Limits (2017)

N W E S

0 500 1,000 2,000 Feet

Chapter 6 - Land Use Plan

Land use is the most important element of the Dell Rapids Comprehensive Plan. It addresses the location, type, and density of land uses throughout the City. From established goals, land use planning policies are developed that will be used to guide the physical development of the City (including zoning decisions). Without the community's goals, objectives, and policies regarding land use, future development of Dell Rapids would be left to chance and could potentially lead to property devaluation, inadequate public facilities and services, aging and deficient infrastructure, economic stagnation, and unmanageable local conditions.

Existing Land Use

Current land uses have been grouped into eight categories for the City of Dell Rapids:

1. Industrial: Includes manufacturing, warehouses, and other similar uses.

2. Commercial: Includes retail businesses, offices, etc.

3. Single-Family Residential: Includes single-family residences, duplexes, twin homes, and all manufactured housing outside of manufactured home parks.

4. Multi-Family Residential: Includes all apartments.

5. Manufactured Housing: Manufactured homes within manufactured home parks.

6. Institutional: Includes schools, libraries, churches, government offices, and similar uses.

7. Parks and Open Space: Includes parks and athletic fields. Also included are areas that should be protected from development to facilitate movement of flood water and runoff. Some types of development may be appropriate for such areas, as long as the development does not dramatically increase the incidence or severity of flood or drainage problems.

8. Vacant: Includes land not yet developed for one of the other seven uses. Also included are areas that provide farming and agriculturally related uses.

Dell Rapids contains approximately 1,050 acres excluding street right of ways. The map in Figure 6-1 is a physical land use inventory that was prepared by SECOG in 2018. Table 6-1 contains the estimated area in each land use category. The primary purpose of this map is to illustrate the overall pattern of development in Dell Rapids.

Some key aspects of the existing land use pattern include:

- Single-Family Residential is the largest land use by acre, followed by Industrial.
- Industrial uses area primarily concentrated near the rail-lines with strong growth showing in the designated industrial park in the south-east portion of the city.

- Commercial uses concentrated in the downtown and the Highway 115 corridors.

Table 6-1: Area by Land Use (2018)

	Acres	**% Total**
Single-Family Residential	370.17	35.11%
Multi-Family Residential	21.92	2.08%
Manufactured Housing	2.16	0.20%
Institutional	89.82	8.52%
Commercial	60.12	5.70%
Industrial	169.25	16.05%
Park/Open Space	156.33	14.83%
Vacant/Agriculture	184.61	17.51%
Total Acres	1,054.39	100%

Land Use Plan Map

The Land Use Plan map (see Figure 6-2) shows the preferred land use for all property in Dell Rapids. Further, this map lays the foundation for land use controls that are used by the City to implement the Comprehensive Plan. A review of the population projections and land use consumption needs should be reviewed every five years to ensure enough land is available for anticipated land use needs. The estimated land area contained in each category is shown in Table 6-2.

Table 6-2: Anticipated Land Use Calculations

	Acres	**% Total**
Residential-Single Family	4,069.50	66.41%
Residential- Multiple Family	69.25	1.13%
Manufactured Housing	2.16	0.04%
Commercial	371.52	6.06%
Industrial	810.09	13.22%
Institutional	89.82	1.47%
Park/Open Space	531.11	8.67%
Urban Reserve	184.61	3.01%
Total Acres	6128.07	100%

Land Use Categories

The Land Use Plan seeks to balance the needs and desires of Dell Rapids residents, employees, and business owners. The Comprehensive Plan uses the following categories to define the preferred physical development of Dell Rapids:

- Residential
- Commercial
- Industrial
- Park/Open Space

The following sections are intended to provide a general explanation of the goals and policies for each of these land use categories.

Residential

Dell Rapids' vision seeks to offer housing opportunities to residents in all stages of life. To achieve its vision, Dell Rapids desires to establish a variety of residential land uses.

Goals for Residential

The City of Dell Rapids seeks to achieve the following goals through the implementation of the land use plan for Residential:

1. Provide a variety of housing types that allow people to live in Dell Rapids at any stage in their life.

2. Facilitate the location, character, and phasing of residential growth and development.

3. Address the density, affordability, and type requirements for housing.

4. Encourage the preservation of historic homes and districts.

5. Preserve, maintain, and improve existing housing stock.

Policies for Residential

Implementation of the land use plan for Residential will be guided by the following policies:

1. Encourage a mixture of housing whenever possible.

2. Encourage future residential development to address the need for affordable housing.

3. Integrate Residential with park, trail, and open space features.

Commercial

Commercial uses should be concentrated where access and visibility are good. Some examples of businesses that fall into the Commercial category include personal services, child care facilities, dental and medical offices, business services, grocery stores, general merchandise stores, gas stations, and restaurants.

Goals for Commercial

The City of Dell Rapids seeks to achieve the following goals through the implementation of the land use plan for Commercial:

1. Provide attractive, inviting, quality retail shopping and commercial services that are convenient to existing and future Dell Rapids residents, employees, and visitors.

2. Provide a wide range of goods and services for Dell Rapids residents and visitors.

3. Provide safe and convenient pedestrian movements to and within future commercial areas.

4. Encourage the preservation of the historic Main Street district.

Policies for Commercial

Implementation of the land use plan for Commercial will be guided by the following policies:

1. Ensure convenient access to roadways and buffer impacts on existing and future residential land use.

2. Require development of neighborhood convenience uses to be part of a planned development approach.

3. Require landscaping and engineering design standards for all commercial development while encouraging beneficial architectural design.

3. Infrastructure improvements should be compatible with the historic character of the Main Street Historic District.

Industrial

The City has property in the south east section of Dell Rapids accessible by South Dakota Highway 115. This property has been identified as future business and industrial use.

Generally, uses that are intended to be accommodated in areas termed Industrial include: business, industrial, or technology parks; warehousing; limited and general manufacturing; light and heavy industry; and wholesale businesses.

Goals for Industrial

The City of Dell Rapids seeks to achieve the following goals through the implementation of the land use plan for Industrial:

1. Provide diverse employment opportunities for current and future Dell Rapids residents.

2. Retain existing businesses and allow for expansion opportunities.

3. Create opportunities for high-quality development at the key gateways to Dell Rapids.

4. Create higher-paying employment opportunities that match the skills of the area workforce.

Policies for Industrial

Implementation of the land use plan for Industrial will be guided by the following policies:

1. Provide well-planned office/business park areas close to amenities for business/industrial development as a means to attract high quality businesses.

2. Guide high profile business development to major intersections along the highway or gateways into the community.

3. Facilitate development of a business or industrial park on remaining vacant commercial and industrial land.

Park/Open/Public Space

The current and future land use maps identify areas where public uses are existing and planned or proposed. A system of greenways will be developed to connect community park facilities and other open spaces. Greenways may also serve as a continuous trail corridor.

Goals for Park/Open Space

The City of Dell Rapids seeks to achieve the following goals through the implementation of the land use plan for Park/Open Space:

1. Create a connected system of parks, trails, and open spaces that respond to the needs of current and future residents.

2. Maximize the use and efficiency of funds for the continued maintenance, development and expansion of existing and future parkland.

3. Provide high-quality public services that maintain the quality of life in Dell Rapids.

4. Plan for the development of public infrastructure needed to meet the demands of the City future population.

Policies for Park/Open Space

Implementation of the land use plan for Park/Open Space will be guided by the following policies:

1. Prioritize connectivity of the park system via a multi-use trail system. Strive to realize the Master Trail Plan set forth in the Master Transportation Plan.

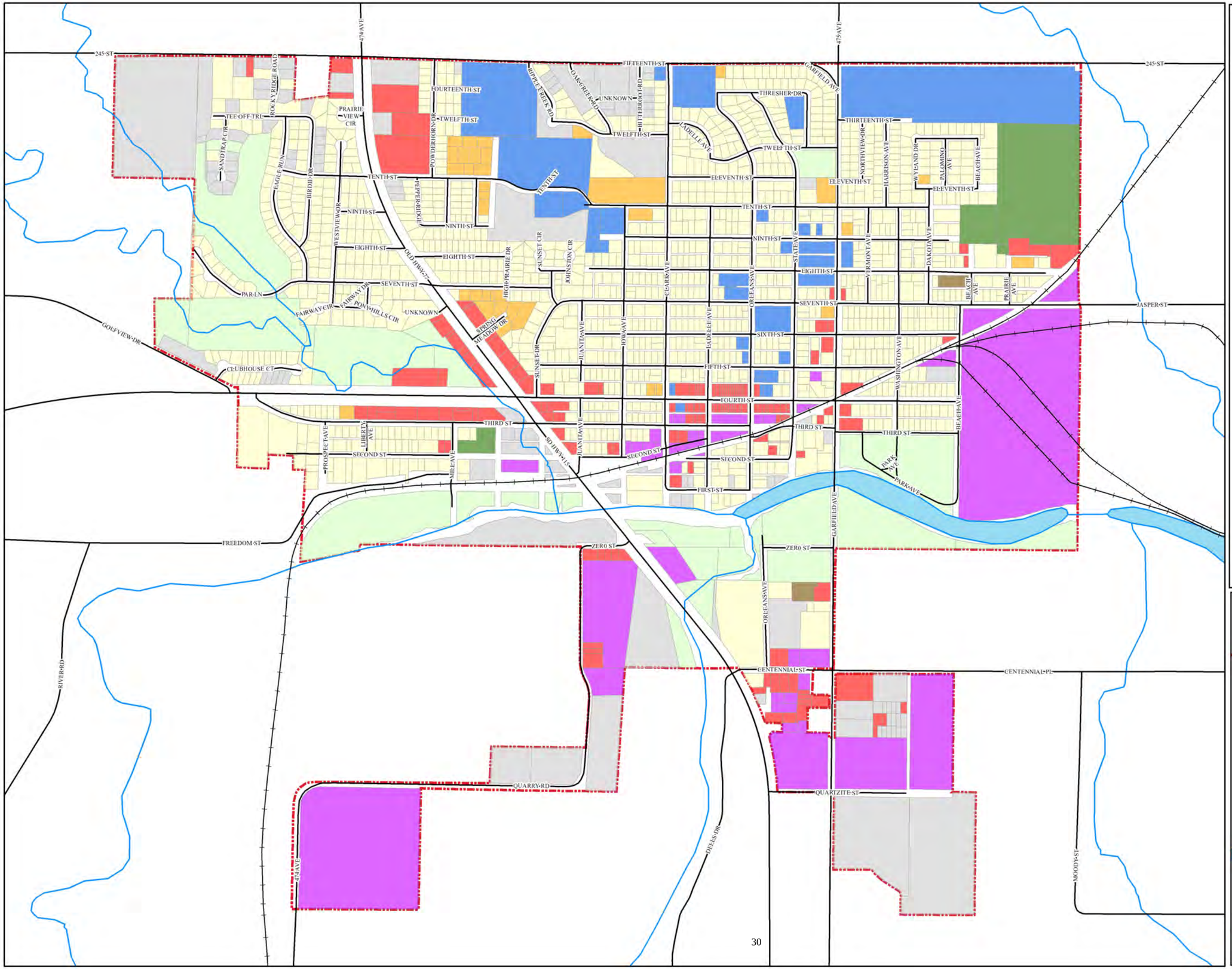
2. Accept cash contribution for continued development and improvement to the park system.

3. Encourage private development to dedicate land for future park development

4. Update plans for municipal facilities to reserve land for public uses.

Figure 6-1
Current Land Use

Dell Rapids Comprehensive Plan



Current Land Use

- Single-Family
- Multi-Family
- Manufactured Home
- Commercial
- Industrial
- Institutional
- Park, Open Space
- AG
- Vacant

Other Features

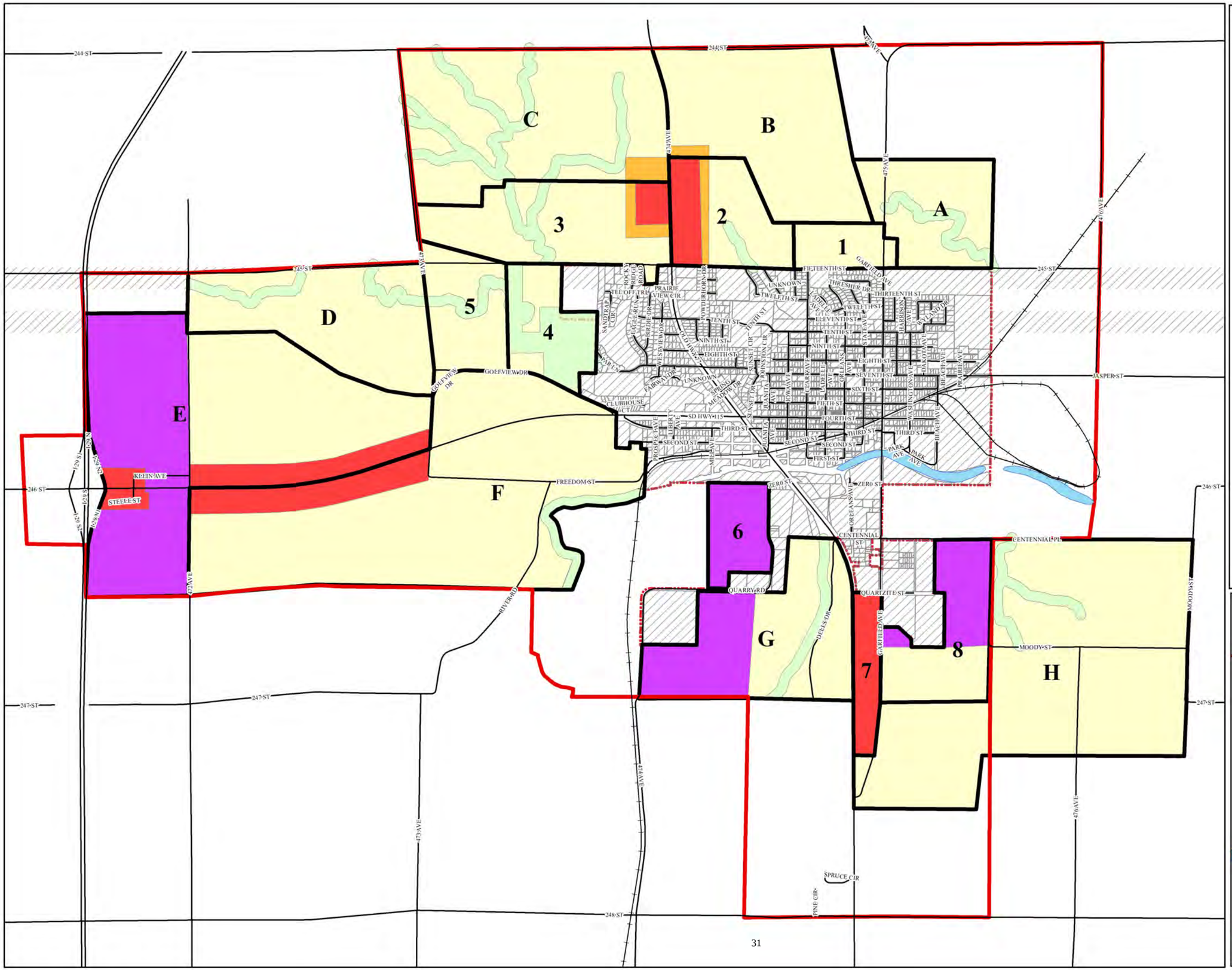
- Rail
- Roads
- Creeks, Rivers, & Lakes
- City Limits (2017)

N W E S

0 500 1,000 2,000 Feet

Figure 6-2
Land Use Plan and Growth Areas

Dell Rapids Comprehensive Plan



Chapter 7 - Growth Area Analysis

The costs of extending water and sewer services are the primary considerations in designating future growth. However, other factors must also be considered which includes capacity of the transportation system, environmental suitability, and compatible land uses. The following analysis is intended to provide the City of Dell Rapids and Minnehaha County with a guide to land use decisions and direct implementation through subdivision and zoning regulations. Map 6-2 illustrates all growth areas by the number indicated.

1ST TIER FUTURE GROWTH AREA: Areas 1 through 8 have been identified as the first tier of future development for the City of Dell Rapids. These defined areas have readily available utilities through extensions. Further study and engineering analysis is necessary for any future development.

Area # 1
Water and sewer are readily available by an extension from the existing systems. Both water and sewer are accessible from 15th Street. Future land use in this area would be residential, both single and multi-family. The gravity sewer capabilities end on the north end of Area #1. Additional study is needed for adequate storm water drainage. Access to this area will be from 15th Street. Cognizance of the existing farm and the cemetery will be considered during planning. Some existing development may create an obstacle for future development.

Area # 2
Water and sewer is readily available by an extension from the existing systems. Both water and sewer are accessible from 15th Street. The corner of 15th Street and Old 77 will be dedicated to commercial development with potential for mixed use and transitioning into multi-family residential. The land use north and east of the intersection, outside of the commercial zone, will be predominately single family residential. Area #2 would include residential in the north, industrial in the southwest and recreation in the southeast. Additional study is needed for adequate storm water drainage. It is anticipated a storm water detention area will be necessary abutting 15th Street. The main access to the area will be from 15th Street and Old Hwy 77. Improvements to Old Hwy 77 should be considered prior to development of this area.

Area # 3
Water and sewer is available by an extension from the existing systems. The water main will require extension into the property. The sewer will be accessible through the Spruce Glen Development area. The sewer capacity will need to be analyzed to accommodate additional services. Additional Study is needed for adequate storm water drainage. Development will need to take into consideration the drainage of the unnamed tributary of Rocky Run, requiring additional engineering study. The land use in this area would be residential with potential for both single and multi-family residential. The area abutting Old 77 north of the existing farm could have potential for a commercial node that transitions into residential zoning. The existence of the farm property in the growth area will need to be considered for future development. Before development reaches the section mile road to the south (245 Street), the City may want to consider improving the road to an arterial within city standards.

Area # 4
Water and sewer would require an extension. Land use in this area will be dedicated to single family residential. Development should only be allowed in the Rocky Run flood plain based on the flood plain analysis officially adopted by FEMA in 2018. The flood plain of Rocky Run and tributary may limit development. This property should consider development that compliments the current use as recreational golf course. Before development reaches the section mile road to the north (245th Street), the City may want to consider improving the road to an arterial within city standards. Saturated, unstable soils underlying portions of this area, similar to Area # 5, may hinder deep sewer installations.

Area # 5
Water and sewer would require an extension from the future system following the development of Area #4 Sewer may require a lift station to lift into planned system in Area #4 prior to development of #5. Land use in this area will be dedicated to single family residential. Development should only be allowed in the Rocky Run flood plain based on the flood plain analysis officially adopted by FEMA in 2018. Old Highway 77 and the improvement of 245 Street and 473 Avenue to arterial status will provide proper transportation capacity. Saturated, unstable soils underlying portions of this area, similar to Area # 4, may hinder deep sewer installations.

Area # 6
Water is currently served by Minnehaha Community Water Corporation (MCWC). Sewer would require a special system to tie into the existing City force main on Quarry Road. Further engineering analysis will be required for this complicated sewer connection. Special consideration for utility infrastructure may be necessary due to the depth to rock in the area. The future land use for this area will be Industrial in relation to the neighboring quarry operation. The improvement of Quarry Road will provide sufficient transportation capacity to this area.

Area # 7
Water and sewer is readily available but would require an extension from the existing systems. The City's main connection to MCWC lies on this property making connection to City water systems accessible. A sanitary sewer lift station will be necessary to service some of this area with sewer. Additional Study is needed for adequate storm water drainage This area is currently developed but is considered a target area for redevelopment. The current land use is for the purpose of an airport and mainly private contractor shops. The future land use in Area #7 could be for Light Industrial or Commercial. The improvement of Garfield Avenue to hard surface will provide sufficient transportation capacity to this area.

Area # 8
Water and sewer is readily available but would require an extension from the existing systems. The water is accessible for the northern section of Area 8 from Quartzite Street. The sewer will require a lift station and further engineering analysis. Additional Study is needed for adequate storm water drainage. Special consideration for utility infrastructure may be necessary due to the depth to rock in the area. Future land use in the northern part of Section 8 will be Industrial. Future land use in the southern part of Section 8 will be residential. The improvement of Garfield Avenue to hard surface will provide sufficient transportation capacity to this area. The extension and

development of Quartzite Street will also provide a secondary transportation capacity to this area.

2ND TIER FUTURE GROWTH AREA: Areas A through H have been identified as the second tier of future development for the City of Dell Rapids. These defined areas will require extensive improvements for utilities and transportation. Detailed engineering study and analysis will be required for any future development.

Area A
Water and sewer is readily available by an extension from the existing systems. Both water and sewer are accessible from 15th Street. An extension of the water main will be necessary. An extension of a sewer main will be necessary with the installation of a lift station. Special consideration for utility infrastructure may be necessary due to the depth to rock in the area. Future land use in this area would be residential both single and multi-family. Potential for school related facilities could also be anticipated in this area. Additional study is needed for adequate storm water drainage. The improvement of 15th Street may be necessary to provide proper transportation to Area A.

Area B
Water and sewer will require an extension following development of Area #1 and #2. A sanitary sewer lift station will be required to service the area. Future land use Area B will be residential with potential for commercial along the Old 77 corridor. Additional Study is needed for adequate storm water drainage. Area B will be designed to compliment and cohesively tie into Future Growth Area 1 and 2.

Area C
Water and sewer will require an extension following development of Area #3. A sanitary sewer lift station will be required to service the area. Future land use of Area C will be residential with potential for commercial along the Old 77 corridor. Additional Study is needed for adequate storm water drainage. Further study of the unnamed tributaries in Area C will be required prior to development. Area C will be designed to complement and cohesively tie into Future Growth Area 3.

Area D
Water and sewer will require an extension. A sanitary sewer lift station will be required to service the area. Future land use Area D will be residential. Engineering analysis will be required to determine proper water and sewer connections. Additional Study is needed for adequate storm water drainage. The improvement of 245th Street will be necessary to provide proper transportation access. Area D will be designed to complement and cohesively tie into Future Growth Areas of 5 to the east and Area E to the south.

Area E
Water and sewer utilities will require a major extension. Multiple sanitary sewer lift stations will be required to service the area. Further study of the City's sewer capacity will be required to determine if pipe sizes and the main lift station are adequate to handle the additional flows from Area D. Further study will be required to determine the best connection to a water source. A new water connection from MCWC from 472nd Avenue may be advantageous to service this area.

Future land use of Area E will be a mixture of commercial and residential along the Hwy 115 corridor, transitioning to residential north of Hwy 115. The property abutting Interstate 29 will be designed for Industrial land use. Planning area E properly is crucial for the future of the Dell Rapids community.

Area F

Water and sewer utilities will require a major extension. Similar to Area E, multiple sanitary sewer lift stations will be required to service the area. Further study of the City's sewer capacity will be required to determine if pipe sizes and the main lift station are adequate to handle the additional flows from Area F. Further study will be required to determine the best connection to a water source. A new water connection from MCWC from 472nd Avenue may be advantageous to service this area. Special consideration for utility infrastructure may be necessary due to the depth to rock in the area. Future land use of Area F will be a mixture of commercial and residential along the Hwy 115 corridor, transitioning to residential south of Hwy 115.

Area G

Water is currently served by Minnehaha Community Water Corporation (MCWC). Sewer would require a special system to tie into the existing City force main on Quarry Road. Further engineering analysis will be required for this complicated sewer connection. Special consideration for utility infrastructure may be necessary due to the depth to rock in the area. The future land use for this area will be Industrial on the western end surrounding the City's Waste Water Treatment Plant. There is potential for residential land use adjacent to the Dells of the Big Sioux River. The improvement of Quarry Road will provide sufficient transportation capacity to this area.

Area H

Water and sewer is available but would require an extension from the existing systems. The water is accessible for the northern section of Area 8 or from Quartzite Street. The sewer will require multiple lift stations and further engineering analysis. Additional Study is needed for adequate storm water drainage. Special consideration for utility infrastructure may be necessary due to the depth to rock in the area. Future land use will be residential. The improvement of Garfield Avenue to hard surface will provide sufficient transportation capacity to this area. The extension and development of Quartzite Street and the development of other possible roadways will provide a secondary transportation capacity to this area.

Chapter 8 - Planning Policy Framework

If a community is to have a sound Comprehensive Plan, the community needs first to set goals. A goal's statement expresses the public opinion about what kind of place a community should become and is based on citizen participation and group input. Policies and objectives are then developed which are specific descriptions of what government, private organizations and individuals need to do in order for the community to achieve the identified goals.

The following goals and policies are a detailed expression of the community's aspirations for the future and can be considered the heart of the Comprehensive Plan. The goals, objectives and policies provide direction for future planning and activities for the City of Dell Rapids and the contiguous planning area.

Growth Management Strategy

Significant portions of the land within the Growth Areas are presently dedicated to agricultural uses and are otherwise undeveloped as for any urban purposes. It is likely that lands adjacent and abutting the developed areas of the City will be developed with urban purposes once public utilities become available. The timing of the extension of utilities into undeveloped areas is important; premature and unplanned development prior to development of the necessary roads and utilities should be avoided.

Goal 1: Focus New Development within Existing City Limits Area

Objectives

- Allow development within existing sanitary sewer and drainage basins.
- Allow compact and contiguous urban growth within corporate limits.
- Enhance the character, identity and historic preservation of the community.

Policies

The City will determine the growth areas most accessible to sewer hookups and will discourage growth in areas not suitable for sewer hookups.

The City will prioritize the replacement of aging water and wastewater infrastructure.

The City will maintain the growth area boundary as the division between urban and rural densities and services and encourage growth and development that will promote an efficient use of present and future public investments in roads, utilities and other services.

The City will discourage scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access and proper water/sewer systems.

The City will require that properties served by public utilities be located within the City.

The City will establish an area-wide approach to cooperatively manage future growth including city and county governments, school districts, townships and other public utility providers.

Goal 2: Direct New Growth Into Designated Future Growth Areas

Objectives

- Establish development patterns/requirements for the described Growth Areas.

Policies

The City will review and revise, on an as needed basis, specific development patterns established under Chapter 7 – Growth Area Analysis.

***Goal 3: Construct and Upgrade the Major Street System to Handle New* Growth**

Objectives

- Enhance the current road system to provide optimum traffic mobility.
- Minimize ingress and egress onto major roadways.

Policies

The City will continuously evaluate the need for various improvements and appropriate annual funds accordingly.

The City will require driveway access points off of local roads rather than arterials whenever feasible so as to alleviate congestion from heavily traveled roads.

Goal 4: Improve Community Services for All Residents of Dell Rapids

Objectives

- Improve public services and buildings.
- Improve park and recreation opportunities for citizens.

Policies

The City will proactively evaluate, plan for and complete improvements to the City's infrastructure to maintain community standards and facilitate growth.

The City will maintain, enhance and expand park facilities to meet the needs of the community an attract growth.

The City will offer or work with recreational associations to coordinate and provide a variety of recreational programs for the community.

Goal 5: Preserve the Function and Character of the Rural Area

Objectives

- Encourage agriculture to remain the dominant land use activity.
- Discourage scattered residential, commercial or industrial development.

Policies

The City will encourage the preservation and protection of land used for agriculture in a manner that supports these elements during the predevelopment urbanization period.

The City will encourage the orderly transition in the development of agricultural area to urban areas.

The City will work with Minnehaha County to ensure all proposed development within Dell Rapids' growth areas are annexed and serviced with municipal utilities.

Land Use Planning Strategy

The quality of life in Dell Rapids will be protected and enhanced by establishing a balance of land uses including residential neighborhoods exhibiting a variety of housing styles, densities, price points and design, retail areas, office and industrial areas and parks and open space. The City's land use plan (Figure 7-2), is the graphical representation of Dell Rapids's land use goals, objectives and policies. Together, with the text, the land use plan provides a conceptual glimpse of the community's preferred growth pattern.

Goal 1: Ensure the Health and Safety of Citizens

Objectives

- Maintain standards that provide separation between structures for health and safety.
- Design lots and blocks to emphasize cost efficiency and community value.

- Provide adequate visibility at intersections and driveways for all streets.
- Design major streets to emphasize mobility and safety.
- Minimize conflicts and nuisances that typically occur wherever people and activities congregate within corporate limits.

Policies

The City will establish side yard setbacks that comply with fire code separation for residential, commercial and industrial structures.

The City will ensure buildings and structures do not encroach on residential building air space.

The City will review the lot and block designs based upon subdivision design standards.

The City will ensure that structures and fences do not obstruct the view of intersecting traffic.

The City will preserve adequate right-of-way for future arterial traffic routes and collectors.

The City will discourage traffic routes that promote through-traffic in residential neighborhoods.

The City will review and update Dell Rapids' zoning map and ordinance periodically to discourage mixing of incompatible uses.

The City will require sidewalks to be placed in all new developments and will work to implement the Sidewalk Plan as presented in the Master Transportation Plan

Goal 2: Protect Natural Resources

Objectives

- Retain runoff with open natural drainage systems.
- Create greenways and linear open spaces within floodplain areas.
- Design around significant wetlands.
- Limit development in areas with poor soils and high-water table.

Policies

The City will encourage any development that is platted to incorporate as much natural drainage as possible.

The City will assure development works with existing drainage system.

The City will discourage residential, commercial or industrial development within floodplain areas as identified by the Federal Emergency Management Agency.

The City will encourage development to utilize and maintain wetlands as a part of the natural drainage basin.

The City will require further investigation by the developer prior to allowing new development to occur in areas with soil limitations as identified by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

Goal 3: Enhance the Visual Quality of the City

Objectives

- Separate industrial and residential uses.
- Soften the look of all uses to enhance the community's image as an attractive place.
- Encourage the appropriate siting and concentration of uses and structures that can clutter the landscape.
- Provide suitable areas for a variety of residential types and densities.
- Allow for vibrant and viable commercial areas with a variety of uses.
- Maintain the appearance of Dell Rapids's neighborhoods, streets and commercial districts.
- Encourage high-quality new developments that are visually attractive and respect their surroundings.

Policies

The City will discourage industrial development near residential developments.

The City will encourage siting of industrial uses in incorporated areas.

The City will establish front and rear setbacks that provide reasonable separation for residential living.

The City will establish landscaping standards to provide visual and physical boundaries between parking lots and roads.

The City will encourage the reuse of vacant buildings within the community.

The City will allow manufactured homes to be placed only in manufactured home parks.

The City will allow home occupations as long as there is no substantial change in the residential nature of the home.

The City will identify appropriate locations for residential areas on the Land Use map, taking into consideration accessibility, utility availability and site suitability.

The City will require adequate buffering and transitions such as multi-family residential between single-family residential and non-residential land uses.

The City will encourage new commercial developments near existing commercial areas and buffer them from single-family residential.

The City will encourage commercial development in clusters at major intersections and other appropriate locations, as opposed to scattered and/or "strip" development along major thoroughfares.

The City will improve the appearance of public ways and property throughout the central business district through the use of street furniture, flowers and other aesthetic means.

The City will promptly enforce existing ordinances regarding property maintenance and appearance.

The City will encourage and support private initiatives to landscape and beautify vacant lots or underutilized parcels.

The City will assure that its review processes, zoning and building regulations are designed to promote high-quality developments.

Economic Development Strategy

Economic development is the process of creating jobs, tax base and quality of life by coordinating physical community development with the private sector. The role of the City of Dell Rapids is to foster new development and retention of business activity that leads to employment opportunities and a strong tax base

Goal 1: Retain and Attract Jobs

Objectives

- Establish an infrastructure system (transportation and utilities) to meet the needs of current businesses and facilitate future development.

- Manage growth and land resources to ensure an appropriate mix of development and an adequate land supply to secure new business investments.

- Retain the present industrial and commercial base and assist companies with their expansion needs where appropriate.

- Attract new commercial and industrial businesses to increase job market and tax base.

Policies

Target employers offering quality jobs with desirable incomes, benefits, and career opportunities.

The City will ensure that adequate public utilities (sewer and water) will be available to serve future commercial and industrial development.

The City will periodically review and amend if necessary the Comprehensive Plan to ensure that an adequate allocation of land resources is planned for commercial and industrial development and that the City can appropriately respond to redevelopment needs.

The City will identify areas for a desired market and ensure the proper land uses are designated for these areas.

The City will encourage and facilitate infill commercial, industrial and retail development on remaining vacant parcels to ensure maximum efficiency of land use.

The City will periodically review economic development incentive programs such as the Tax Increment Financing (TIF), Tax abatement and other regional and state incentive programs.

Market the City as a prime location for new business through targeted advertisements, trade show participation, website enhancement, and other strategies aimed at building relationships with prospective businesses.

Develop policies, ordinances, and projects that create a business-friendly environment, while also protecting the public's assets and resources.

Goal 2: Workforce Development

Objectives

- Build the job growth rate to equal or exceeding that of population growth.

- Increase the career opportunities and income available in Dell Rapids by attracting high-skilled jobs in expanding industries.

Policies

Partner with local and regional economic development groups, local chamber of commerce, and other local employers to identify current and anticipated work force needs.

Partner with local and regional education facilities to create training programs designed to fill skill gaps in the local workforce.

Chapter 9 - Plan Implementation

Planning is a continuous process. Completion of the Comprehensive Plan is by no means an end in itself. A comprehensive plan must be constantly scrutinized to ensure that its goals, objectives and policies continue to reflect changing community needs and attitudes. The purpose of this implementation element is to provide direction and recommendations for implementing the Comprehensive Plan and for continuing planning. Above all, the Plan must be used.

The Continuous Planning Process

Circumstances will continue to change in the future, and the Dell Rapids Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Some of its proposals will be found unworkable and other solutions will continue to emerge. Changes that are needed should be carefully noted and thoroughly considered as part of Annual Plan Updates and 5-Year Major Plan Revisions. As change occurs, however, Dell Rapids' vision should remain the central theme and provide a unifying element. This plan's importance lies in the commitment of citizens to agree on Dell Rapids' purpose for the future, and to apply that consensus in continuing efforts that focus on betterment of the community.

Review by the Planning Commission

The Planning Commission should review the status of efforts to implement this Comprehensive Plan on an annual basis. Significant actions and accomplishments during the past year should be recognized as well as recommendations for needed actions and programs to be developed in the coming new year.

Annual Plan Amendment Process

Annual plan amendments, when necessary, will provide opportunity for relatively minor plan updates and revisions such as: changes in land use plan designations; implementation actions for identified goals, objectives and policies; and review of plan consistency with ordinances and regulations. A plan amendment should be prepared and distributed in the form of an addendum to the adopted Comprehensive Plan. Identifying potential plan amendments should be an *ongoing process* by the Planning Commission throughout the year; input from the general public should be solicited for any and all plan amendments. Proposed plan amendments should be reviewed and approved by the Planning Commission with final approval from the City Council, mirroring the initial adoption of this Comprehensive Plan; plan amendments shall be in the form of a resolution.

Major Updates of the Comprehensive Plan

Major updating of the Comprehensive Plan should occur *every five years*. These updates will ensure renewal and continued utility of the Comprehensive Plan for use by the Planning Commission and City Council. Annual plan amendments from the previous four years should be incorporated into the next major plan update. Plan updates will be a significant undertaking involving City officials, the Planning Commission, a steering committee and citizens. The result

of major plan updates will be a “new” comprehensive plan for the City, including new identification of up-to-date goals, objectives, policies and implementation actions.

Citizen Participation in Continuing Planning

Dell Rapids’ citizens shared in developing the plan's goals, objectives and proposals by participating in public meetings. The many ideas and comments contributed by citizens during the plan's development were incorporated and shaped the resulting proposals and recommendations. Similarly, citizens should continue to be involved in implementing and maintaining the Comprehensive Plan. The Planning Commission, community meetings, public forums, newsletters and public notices should be utilized to inform and involve citizens in continuing planning. Methods and activities for public participation should be carefully chosen and designed to achieve meaningful and effective involvement.

Capital Improvements Planning

The purpose of capital improvements planning is to provide local government officials with a guide for budgeting major improvements that will benefit the community. Before future development can be considered, the City must review current infrastructure and identify any deficiencies that need to be corrected prior to the development. It is the intention of the City to upgrade portions of existing utilities and transportation routes on an ongoing basis.

Implementation Process

The Comprehensive Plan is the City's guide for government officials and citizens when making decisions about land use and development. The Comprehensive Plan is *comprehensive* in that it identifies the multitude of factors related to future community growth. The Plan analyzes relationships among these factors, proposes what needs to be done about them, and recommends goals and objectives and actions for using the City's resources in the most efficient and effective ways.

Plan implementation includes using the Land Use map as a general guide for decision-making in zoning cases and subdivision plat review. This practice is to ensure that development and redevelopment are consistent with the policies of the City's Comprehensive Plan. Review and revision of City ordinances for updating, strengthening and streamlining the Zoning Ordinance and Subdivision Regulations will be a plan implementation activity. Studies for drainage basins are critical to protection of existing and future development. Water and sewer needs and improvements must be addressed on a yearly basis. Parks development and community facilities improvements will be needed as well.

Perhaps the most important method of implementing Dell Rapids’ Comprehensive Plan comes through a day-to-day commitment by elected and appointed officials, City staff members and citizens of the community. The Comprehensive Plan must be perceived as a useful and capable tool in directing the City's future. The Land Use map and other key elements of the Comprehensive Plan should be displayed and available for ready reference by public officials and citizens. The Comprehensive Plan should continually be referenced in rezoning public

hearings, site plan proposals, variance and conditional use hearings as well as informal discussion situations.

An aggressive, yet realistic program for implementing the Comprehensive Plan should be established by the City Council and the Planning Commission and then used by the entire community. Implementation tools include the Zoning Ordinance, Subdivision Regulations and annual budget. These tools should be reviewed and updated periodically so that the goals, objectives, and policies of the Comprehensive Plan are put into action. In addition, the identified goals and policies of this Plan should be reviewed and implemented continually to ensure maximum effectiveness of the Plan. It is recommended that an Implementation Task Force be established by the City Council to address the previously identified goals, objectives and policies; the Planning Commission should provide oversight and act in a supervisory capacity.