City of Tea

COMPREHENSIVE PLAN

Update 2018

City of
TEA
A Growing Tradition

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CERTIFICATE OF EXTRACT OF MINUTES
CITY OF TEA, SOUTH DAKOTA

REGULAR MEETING
August 6, 2018

Dawn R. Murphy hereby certifies that she is the duly appointed and acting Municipal Finance Officer of the City of Tea, South Dakota, and that the following is a true and correct extract of the minutes of the above regular meeting:

RESOLUTION 18-08-35. MOTION 18-168. MOTION by Boots, seconded by Weis to approve the following resolution. All members voted AYE. WHEREAS, Chapter 11-6-14 of South Dakota Codified Law has empowered the Planning Commission and City Council of Tea to prepare a Comprehensive Plan for the development of the City and the surrounding area; and WHEREAS, the Tea Planning Commission has developed a Comprehensive Plan through the year 2040, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council; and WHEREAS, the Tea City Council has received the recommendation of the Planning Commission and has held the required Public Hearing; and WHEREAS, the adoption of the Comprehensive Plan would enhance the responsible development of Tea and surrounding area. NOW THEREFORE, BE IT RESOLVED by the Tea City Council, that the Comprehensive Plan for the City of Tea through the year 2040 be hereby adopted with changes and effective twenty (20) days after publication of the Plan's summary and notice of adoption. Dated this 6th day of August 2018.

John M. Lawler, Mayor

ATTEST: Dawn R. Murphy, Finance Officer

She has signed this certificate in such official capacity and duly affixed hereto the seal of said municipality.

Dated: 7th day of September, 2018.

Dawn R. Murphy
Municipal Finance Officer
Tea, South Dakota

ACKNOWLEDGEMENTS

Advisory Committee
John Lawler, Mayor
Todd Boots, City Council
Larry Rieck, City Council
Joe Munson, Planning & Zoning
Dave Jibben, Planning & Zoning
Jenni White, TEDC/Citizen
Jennifer Lowery, TEDC, Tea Area School
Wayne Larson, TEDC, Tea Area School
Chad Ulvestad, President TEDC
Patrick Andrews, SECOG
Kristen Benidt, SECOG
Ben Scholtz, HDR
Jason Kjenstad, HDR

Mayor + City Council
John Lawler, Mayor
Joe Weis, Council President
Sidney Munson
Brian Fowlds
Casey Voelker
Chuck Ortmeier
Todd Boots

Planning + Zoning Board
Joe Munson, President
Dave Jibben
Stan Montileaux
Rick Baker
Bob Venard

City Staff
Kevin Nissen, Planning + Zoning Administrator
Dawn Murphy, Finance Officer
Jenna Biedenfeld, Parks + Recreation
Thad Konrad, Utilities Superintendent
Jenni White, Economic Development Director

Consultants

CONFLUENCE

HDR

SECOG
SOUTH EASTERN COUNCIL OF GOVERNMENTS
SOUTH DAKOTA

Aerial photos provided by Joel Prindiville

TEA
South Dakota

TEA
South Dakota

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Chapter One
INTRODUCTION

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Tea, South Dakota has experienced significant growth in the past two decades. The Comprehensive Plan is a document meant to help guide this growth and development for Tea through the year 2040 by identifying long-term goals and objectives for the community.

Introduction

Tea, South Dakota has faced significant growth over the past two decades. Since 1990, Tea's population has experienced a nearly six-fold increase. When a community is facing high growth rates, it is important to have a plan in place for managing and guiding the growth to ensure it occurs in such a way that is best for the community as a whole. This Comprehensive Plan is an update to the *2030 Tea Comprehensive Plan*, adopted in 2009.

Purpose of the Plan

The *2030 Tea Comprehensive Plan* identified three main purposes of a Comprehensive Plan:

• 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.

• 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

• Address the planning requirements of state law while also providing a sound and logical basis for city growth management strategies

The *2030 Tea Comprehensive Plan* also listed several additional supplemental purposes:

• Improve the physical environment of the community as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting, efficient and to protect investments.

• Promote the public interest rather than the interest of individuals or special interest groups within the community.

• Facilitate the determination and implementation of community policies on physical development

- Effect political and technical coordination in community development

- Inject long-range considerations into the determination of short-range actions

- Bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community

Legal Basis

South Dakota state law directs municipalities to create a Planning and Zoning Commission to promote health, safety, and general welfare. Chapter 11-6 of South Dakota Codified Laws further requires the commissions to develop and adopt a Comprehensive Plan to study the existing conditions and probable future growth of the municipality.

Plan Components

The Tea Comprehensive Plan 2017 Update contains a series of chapters meant to guide future growth and development. The chapters of this comprehensive planning document include:

1. Introduction

The introduction outlines the purpose and legal basis of Comprehensive Plans, reviews the components of this plan, and summarizes the public participation exercises completed for the 2017 update.

2. Demographics

The demographics chapter presents a series of population projections for Tea in the years 2020-2040. Existing socioeconomic conditions are provided and discussed.

3. Environment

The environment chapter discusses environmental concerns in Tea including wetlands, flooding issues, and slope.

4. Infrastructure

The infrastructure chapter overviews and provides recommendations for the street and water/wastewater systems in Tea.

5. Schools

This chapter overviews the potential demand for schools in Tea based on projected enrollment and demand.

6. Parks, Recreation, + Trails

This chapter overviews the existing park system's level of service and calculates future park demand based on population growth scenarios.

7. Community Facilities
This chapter overviews the demand for community facilities in Tea including police and fire.

8. Neighborhood Conservation
This chapter reviews strategies to prevent deterioration in Tea neighborhoods.

9. Land Use Plan
This chapter analyzes the existing land use in Tea and provides the future land use plan and definitions.

10. Growth Area Analysis
This chapter reviews and makes recommendations for the growth area boundaries.

11. Planning Policy Framework
This chapter outlines a series of goals, objectives, and policies for Tea.

12. Plan Implementation
This chapter reviews the plan's implementation strategy.

13. Appendix
Additional text, maps, or graphs.

Public Participation

As part of the 2017 Update, a series of public engagement exercises were completed to ensure the comprehensive plan was reflective of the Tea community's goals and vision for the future.

The next few pages overview the public meeting, key stakeholder interviews, and Steering Committee Meeting. Then, the results from the community survey offered as part of the Comprehensive Plan will be provided and discussed.

Public Meeting

The first public meeting for the Tea Comprehensive Plan Update was held on April 4, 2017. The purpose of the meeting was to review the comprehensive planning process, provide the community with the initial demographic and socioeconomic findings for Tea, and to discuss three key focus areas of the plan:
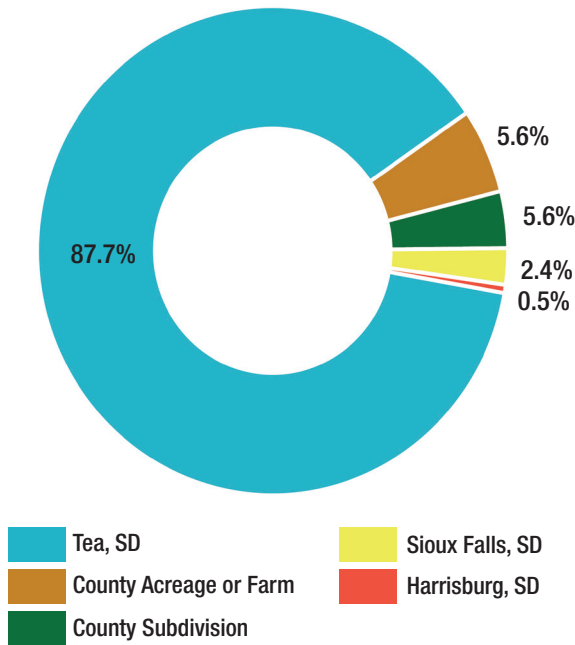
• Streets, Water, and Sanitary Sewer
• Parks, Trails, and Open Space
• Land Use

Key Stakeholders
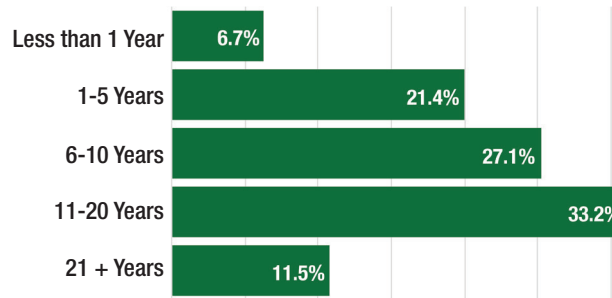
Interviews were performed with key stakeholders identified with the help of the City of Tea. The stakeholders represent individuals, organizations, and communities with a thorough understanding of Tea or with a viable interest in Tea's growth. The key stakeholders interviewed were:

• Joel Ingle, C-Lemme Companies
• Mark Michelson
• Ron Mueller
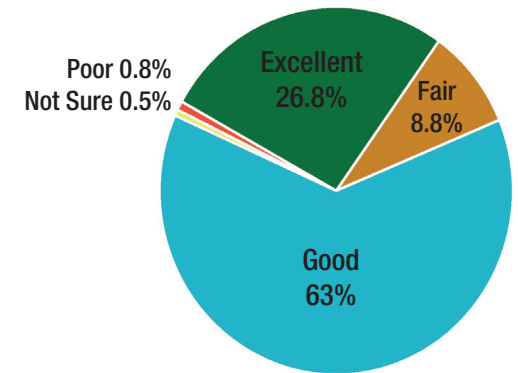• City of Sioux Falls
• Lincoln County
• SECOG

Where do you live?

- 87.7%
- 5.6%
- 5.6%
- 2.4%
- 0.5%

Legend:
- Tea, SD
- County Acreage or Farm
- County Subdivision
- Sioux Falls, SD
- Harrisburg, SD

How long have you lived in Tea?

Less than 1 Year	6.7%
1-5 Years	21.4%
6-10 Years	27.1%
11-20 Years	33.2%
21 + Years	11.5%

How do you rate the quality of life in Tea

- Poor 0.8%
- Not Sure 0.5%
- Excellent 26.8%
- Fair 8.8%
- Good 63%

Steering Committee

The City established a steering committee of community stakeholders, consultants, elected officials, and city staff to assist with the development of the plan update. This committee also reviewed the public input and provided feedback on chapter drafts.

Community Survey

The City of Tea offered residents an opportunity to complete a community survey online. As of May 18, 2017, a total of 373 people have completed the survey.

Survey Respondents

There were 373 survey respondents. Of those respondents, 87.7% lived in Tea. The remaining respondents mainly lived on a County Acreage or Farm/County Subdivision with a few Sioux Falls and Harrisburg residents.

There was variety in the length of time respondents had lived in Tea. The most common length of residency was 11-20 years, followed by 6-10 years and 1-5 years. The least common time was less than 1 year.
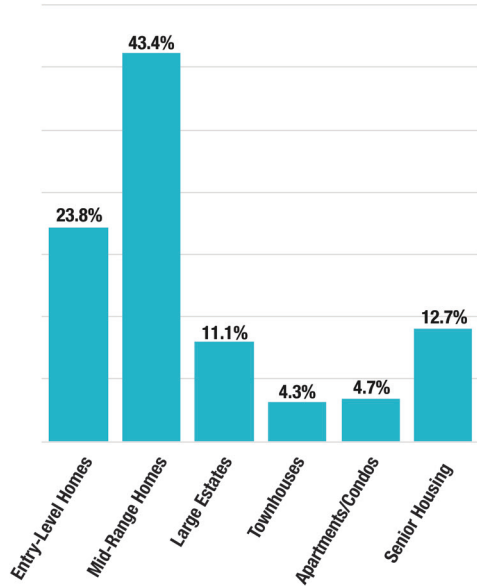
Why Tea?

Survey takers were asked to select a reason or list the reason why they lived in Tea. There were a wide variety of responses, but the top five most common reasons for living in Tea were the Small-Town Feel, Near to Family, Proximity to Work, Quality of Schools, or they were Born and Raised Here.

Less common responses included personal relationships, safety, housing, and the pleasant location.

Quality of Life

Survey takers were asked how they rated the quality of life in Tea. Overall, respondents indicated they were pleased with the quality of life in Tea. Approximately 63% of respondents rated Tea's quality of life as Good. Another 26.8% of respondents described Tea's quality of life as Excellent. Very few, less than one percent, described Tea's quality of life as poor. These results suggest Tea residents are happy with their community.
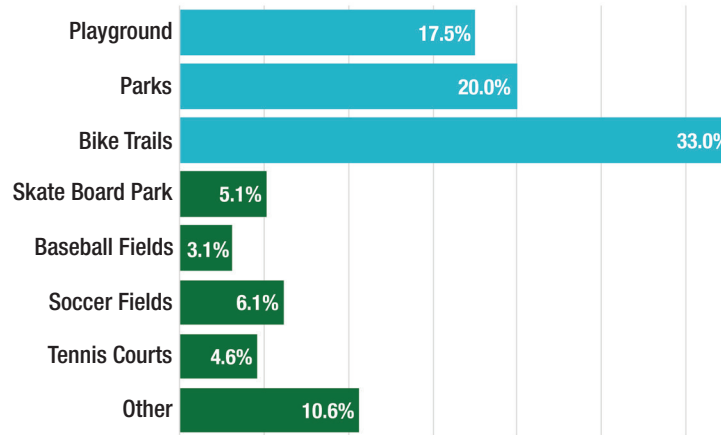
What type of housing does Tea need most?

Housing Type	%
Entry-Level Homes	23.8%
Mid-Range Homes	43.4%
Large Estates	11.1%
Townhouses	4.3%
Apartments/Condos	4.7%
Senior Housing	12.7%

What type of recreation is most needed?

Recreation Type	%
Playground	17.5%
Parks	20.0%
Bike Trails	33.0%
Skate Board Park	5.1%
Baseball Fields	3.1%
Soccer Fields	6.1%
Tennis Courts	4.6%
Other	10.6%

What type of business should Tea work to attract?

Business Type	%
Other	6.9%
Warehouse	7.8%
Healthcare	19.8%
Office	21.2%
Retail	32.4%
Light Industrial	11.8%

Housing

Survey takers were asked what type of housing does Tea most need. There was a clear preference for single-family homes over other housing types such as large estates, apartment, and townhomes. The more desired housing type was Mid-Range Houses with 43.4% of survey respondents indicating this type of housing was most needed. Other public feedback echoed these preferences.
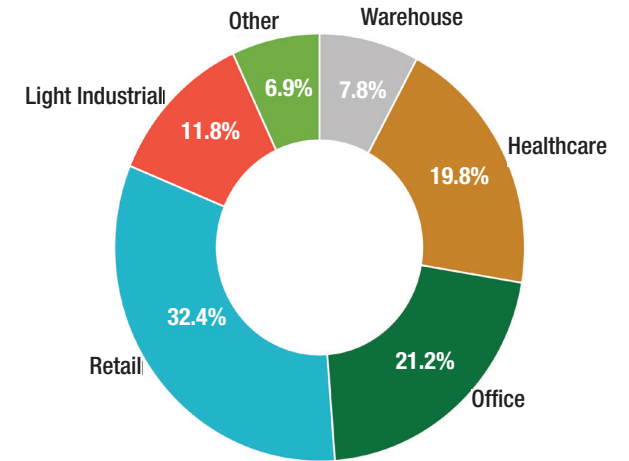
Recreation

Survey takers were asked what type of recreation was most needed in Tea. The top three choices selected were Playgrounds (17.5%), Parks (20%), and Bike Trails (33%). Other public participation feedback indicated that parks and trails were highly desired amenities for Tea residents. The Tea Sports Complex is likely one reason only 3.1% indicated Tea needed more of this type of recreation type.
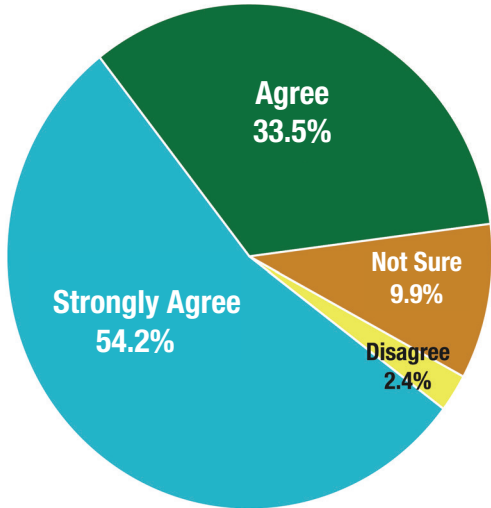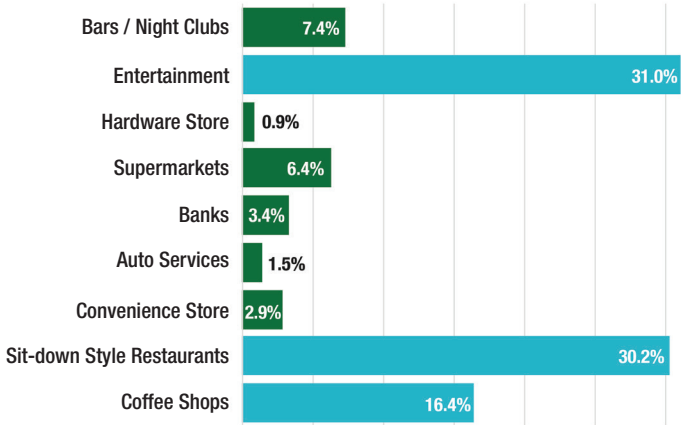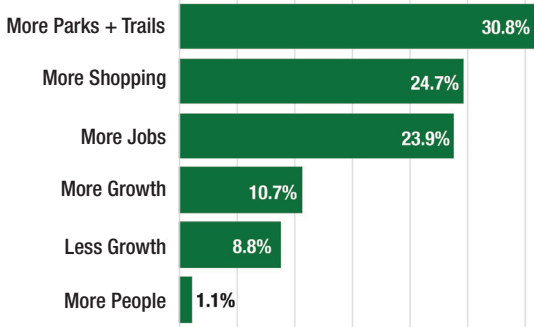
Business Attraction

Survey takers were asked what type of businesses Tea should work to attract. There was a wide variety of opinions on this question. The most popular business type was retail with 32.4% of responses. Healthcare and Office also scored high with a combined total of over 40% of the responses. Light Industrial and Warehouse businesses were less popular.

Tea needs more of these retail businesses:

Business	Percentage
Bars / Night Clubs	7.4%
Entertainment	31.0%
Hardware Store	0.9%
Supermarkets	6.4%
Banks	3.4%
Auto Services	1.5%
Convenience Store	2.9%
Sit-down Style Restaurants	30.2%
Coffee Shops	16.4%

The City of Tea needs more sidewalks, trails, and bike paths:

Response	Percentage
Strongly Agree	54.2%
Agree	33.5%
Not Sure	9.9%
Disagree	2.4%

What would make Tea a better place to live?

Option	Percentage
More Parks + Trails	30.8%
More Shopping	24.7%
More Jobs	23.9%
More Growth	10.7%
Less Growth	8.8%
More People	1.1%

Retail Businesses

Survey takers were asked what type of retail businesses Tea most needed. The two most popular responses by far were Entertainment (31%) and Sit-Down Style Restaurants (30.2%). The least popular choices were Hardware Store (0.9%), Auto Services (1.5%), and Convenience Store (2.9%). This survey results seem to indicate that Tea residents are looking for a way to spend discretionary income locally.

Sidewalks, Trails, + Bike Paths

Survey takers were asked to respond to the following statement: *The City of Tea needs more sidewalks, trails, and bike paths.* There was overwhelming support for this statement with 54.2% indicating they strongly agree and an additional 33.5% saying they agree. Only 2.4% of respondents disagreed with this statement. The survey results indicate the need for more sidewalks, trails, and bike paths are something on which most residents can agree.

Improving Quality of Life

Survey takers were asked what would make Tea a better place to live. Given the results to previous questions relating to parks and retail, it was unsurprising to see that more parks and trails, more shopping, and more jobs were the top three selected choices. There are some survey respondents who indicated slowing down the growth and influx of residents would help make Tea a better place to live, suggesting not all residents are happy with the high growth rates present in Tea.

General Comments

The final question in the community survey gave survey respondents an opportunity to write in a response to the question:

Please add any additional comments, thoughts, or ideas about the Tea Comprehensive Plan Update:

A detailed list of responses is provided in the Appendix.

Chapter Two
DEMOGRAPHICS

Tea, South Dakota is a community of approximately 4,500 people located in southeastern South Dakota. It is one of the many South Dakota communities benefitting from the prime location along Interstate 29. As part of the Sioux Falls metropolitan area, Tea has experienced record breaking growth in the past few decades.

Introduction

Tea, South Dakota is a suburban community located immediately south of Sioux Falls with a projected future joint city limits line. As recently as 1990, Tea was a small town with around 786 people. By 2015, the estimated population in Tea was 4,427. Communities facing this level of growth need to be proactive in planning for the eventual development of residential and commercial areas to ensure they are meeting the growing demand for services.

This chapter will present a series of population projection scenarios for Tea through 2040. In addition, it will provide an overview of the existing demographic conditions including household incomes, educational attainment, housing, age composition, racial/ethnic composition, and commuting patterns. By understanding the socioeconomic profile of the community, the City can help ensure the growth and development of community is meeting the needs of the residents.

Population Change

Between 1990 and 2015, Tea's estimated population grew 463.2%. While the high rate of growth is reflective of a low base population, it is still an impressive amount of growth in a twenty-five-year period. Between 1990 and 2000, Tea grew 121.6% and the following decade the rate of growth remained high, but dropped slightly with a 2000-2010 growth rate of 98.2%. Annually, since 2010, Tea has grown from between 4.8% to 6.3% per year with an average annual growth rate of 5.1%.

Altogether, between 2010 and 2015 Tea added an average 195 residents per year. These population increases have provided opportunities for positive change as well as new obstacles to overcome. If Tea's rate of growth remains at the rate seen between 1990 and 2015, Tea would have a 2040 population of over 20,000. While this is an unlikely scenario, Tea will continue to grow and the city will need to adequately prepare for the influx of residents and the subsequent demand for services such as parks, streets, and utilities.

FIGURE 2.2 - 2020-2040 Population Projection Summary - Tea, SD

Year	2020	2025	2030	2035	2040
Percent and Actual Change Based Projections					
Average Annual Change 2010-2015	5,676	7,278	9,333	11,966	15,344
2010-2015 5-Year Change Percent	5,676	7,277	9,329	11,961	15,335
2010-2015 5-Year Annual Percent Change	5,825	7,664	10,084	13,268	17,457
Average Annual Actual Change 2010-2015	5,401	6,375	7,349	8,323	9,297
AVERAGE	5,644	7,149	9,024	11,380	14,358
Building Permit Based Projections					
BP : High Single-Family / Low Multi-Family	5,191	6,054	6,917	7,780	8,260
BP : High Single-Family / High Multi-Family	5,352	6,417	7,482	8,547	9,003
BP : Low Single-Family / High Multi-Family	5,248	6,182	7,116	8,051	8,323
BP : Cyclical Change	5,432	6,434	7,695	8,782	10,491
AVERAGE	5,306	6,272	7,303	8,290	9,019
Hamilton Perry Method					
Tea Projection	8,486		19,141		
COMBINED AVERAGE *	5,475	6,710	8,163	9,835	11,689

Source: U.S. Census Bureau *Not including Hamilton Perry Method

FIGURE 2.1

Tea, SD Total Population + Percent Change 1990-2015

Year	Population	Percent Change
1990	786	---
2000	1742	121.6%
2010	3453	98.2%
2011	3646	5.6%
2012	3874	6.3%
2013	4053	4.6%
2014	4226	4.3%
2015	4427	4.8%

Source: U.S. Census Bureau

Population Projections

Population projections are possible growth scenarios for a community based on historic population trends. These are not prescriptive and do not say exactly what will happen, but they present possible scenarios of what might happen if historic trends continue. In communities with high growth rates as is the case in Tea, it is important to be conservative in picking possible future growth rates. It may not be realistic to assume that Tea will continue to double or more than double in size every decade as there may be a natural evening of growth rates over time. However, Tea has few obstacles to growth, especially looking south and west of the city limits.

Ultimately, Tea's population growth will likely be highly dependent on the Sioux Falls metropolitan area's sustained growth. The City of Sioux Falls has a projected 2040 population of between 247,000 and 282,000. The projections for the Sioux Falls Metropolitan Statistical Area (MSA) are predicted to be around 478,000.

The Sioux Falls Comprehensive Plan estimates Lincoln County to have around 167,000 by 2040.

There were three types of population projections calculated for Tea. The first type looked at annual and five-year growth rates for Tea in terms of percentage and actual growth. The second type relied on residential building permit data in Tea. The final method is the Hamilton-Perry Method, a popular sub-county short-term population projection methodology.

Percent + Actual Change Based Projections

Percent and Actual Change Based Projections are based in actual trends calculated from population estimates in past Decennial Censuses and American Community Survey 5-year Estimates. Percent change and actual change numbers can be extracted and used to identify possible future growth rates for a community.

### Average Annual Change 2010-2015

The annual percent growth rates between 2010 and 2015 were 5.6%, 6.3%, 4.6%, 4.3%, and 4.8%, respectively. The average annual percent change between 2010 and 2015 is 5.1%. This annual percentage growth rate was forecasted into the future through to 2040. This growth scenario would lead to an estimated total 2040 population of 15,344.

FIGURE 2.3 - Building Permits 2000-2017

Housing Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Single Family Units	33	54	54	44	40	64	40	54	41	34	24	22	18	22	25	40	41	37
Multi-Family Units	0	8	4	46	16	22	74	46	30	28	7	48	0	0	79	9	79	4
Total Housing Units	33	62	58	90	56	86	114	100	71	62	31	70	18	22	104	49	120	41

Source: City of Tea

FIGURE 2.4 - Total Residential Building Permits Issued 2000-2016

Source: City of Tea
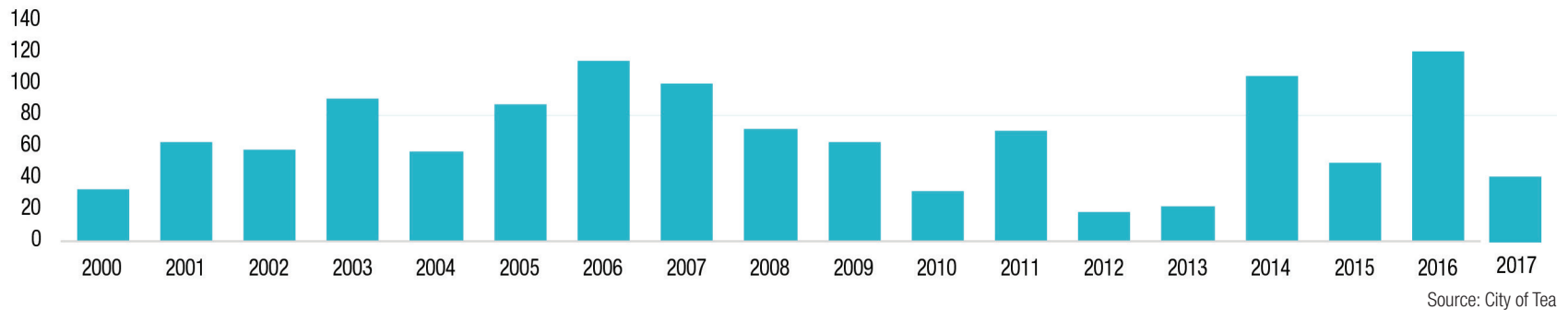
2010-2015 5-Year Change Percent

The 5-year percentage growth rate between 2010 and 2015 was calculated to be 28.2%. This means that over a five-year period, the population of Tea increased 28.2%. When this five-year growth rate is used to forecast future population projections, the growth for 2020, 2025, 2030, 2035, and 2040 were calculated. Under this scenario, the total 2040 population was estimated to be 15,335.

2010-2015 5-Year Annual Percent Change

When the five-year percentage growth rate between 2010 and 2015 is divided by 5, the average annual growth rate was calculated to be 5.6%. When this annual percent change growth rate is forecasted into the future, the 2040 population is estimated to be 17,457.

Average Annual Actual Change 2010-2015

The actual estimated growth experienced in Tea was calculated for the years 2010-2015. In this period, Tea added 193, 228, 179, 173, and 201 individuals, respectively. The average actual gain in population between 2010 and 2015 was 195 people per year. If Tea continues to gain an average of 195 per year, the 2040 population will be 9,297. This is a more conservative estimate compared to the three prior percent based changes.

In total, the average percent and actual change based population projection for 2040 was determined to be 14,358. A summary of the percent and actual change based projections is on page 10 in Figure 2.2.

Building Permit Based Projections

Each year, the City of Tea receives applications for residential building permits to be constructed. The construction of new homes can be a strong predictor of population growth. The U.S. Census Bureau estimates the average household unit size for owner-occupied and renter-occupied housing units. Assuming single-family units are owner-occupied and multi-family units are renter-occupied, population projections can be calculated.

FIGURES 2.5-2.8
Building Permit Based Projections

Building Permit Scenario 1 - *High Single-Family / Low Multi-Family*

Years 1990-2016	Average Units		
Single Family Permits	36.3		
Multi-Family Permits	18.4		
2040 Unit Estimate	**Total Units by 2040**	**Household Size***	**Population Growth**
Single-Family Units	870.2	3.16	2,750
Multi-Family Units	1,009	2.29	1,010
	2040 Population Estimate		8,260

Building Permit Scenario 2 - *High Single-Family / High Multi-Family*

Years 1990-2016	Average Units		
Single Family Permits	38.2		
Multi-Family Permits	29.2		
2040 Unit Estimate	**Total Units by 2040**	**Household Size***	**Population Growth**
Single-Family Units	917.6	3.16	2,900
Multi-Family Units	700.2	2.29	1,604
	2040 Population Estimate		9,003

Building Permit Scenario 3 - *Low Single-Family / High Multi-Family*

Years 1990-2016	Average Units		
Single Family Permits	27.4		
Multi-Family Permits	31.7		
2040 Unit Estimate	**Total Units by 2040**	**Household Size***	**Population Growth**
Single-Family Units	658.3	3.16	2,080
Multi-Family Units	761.1	2.29	1,743
	2040 Population Estimate		8,323

Building Permit Scenario 4 - *Cyclical Change*

Years 1990-2016	Average Units		
Building Permit Cycle	22 - 104 - 49 - 120		
2040 Unit Estimate	**Total Units by 2040**	**Household Size***	**Population Growth**
Total Residential Units	1,896	3.16	5,991
	2040 Population Estimate		10,491

Figures 2.3 and 2.4 show the residential building permits issued in Tea from 1990 to 2016. Starting in 2000, Tea began dividing the residential permit data by unit type: single or multi-family units. To look for trends in the building permit data, the average number of single-family and multi-family units was calculated for 1990-2016, 2000-2016, and 2010-2016.

Using the average number of single and multi-family residential building permits per year, three growth scenarios were calculated.

BP Scenario 1: High Single-Family / Low Multi-Family

1990-2016 Building Permit Averages:
- Single-Family : 36.3
- Multi-Family : 18.4

If this trend is extended to 2040, the total estimated residential unit building growth would be 870.2 single-family and 1,009 multi-family units. Using average household sizes for single and multi-family the 2040 population is estimated to be 8,260.

BP Scenario 2: High Single-Family / High Multi-Family

2000-2016 Building Permit Averages:
- Single-Family : 38.2.
- Multi-Family : 29.2

If this trend is extended to 2040, the total estimated residential unit building growth would be 917.6 single-family and 700.2 multi-family units. Using average household sizes for single and multi-family the 2040 population is estimated to be 9,003.

BP Scenario 3: Low Single-Family / High Multi-Family

2010-2016 Building Permit Averages:
- Single-Family : 27.4
- Multi-Family : 31.7

If this trend is extended to 2040, the total estimated residential unit building growth would be 658.3 single-family and 761.1 multi-family units. Using average household sizes for single and multi-family the 2040 population is estimated to be 8,323.

BP Scenario 4: Cyclical Change

During the analysis performed for the first three scenarios, it was observed that Tea building permit numbers tends to fluctuate on a four-year cycle. The numbers in a four-year period will include a low, one medium, one high, and one very high residential building permit issued years. To imitate this cyclical pattern into the future, four different total building permit numbers of low to very high were picked: 22, 104, 49, and 120.

FIGURE 2.10 - 2020-2040 Population Projection Scenarios + Average

PROJECTION

AVERAGE

AVERAGE POPULATION PROJECTION

4,427 — 5,475 — 6,710 — 8,163 — 9,835 — 11,689

17,457
15,344
15,335
11,689
10,491
9,297
9,003
8,323
8,260

FIGURE 2.9
Hamilton-Perry Projections

Year	Population Estimate
2020	8,486
2030	19,141
2040	43,769

Source: U.S. Census Bureau

Population Projection Growth Scenarios

The line chart shows the compiled 2020 through 2040 population projection scenarios. The various scenarios are shown in blue. They range from a 2040 population of 8,260 for a low-growth scenario to 17,457 for a high-growth scenario. The combined average population projection scenario for 2020-2040 is shown in the dashed green line. The 2040 average population projection for Tea is around 11,689 residents.

If this trend is extended to 2040, the total estimated residential unit building growth would be 1,896 new residential units. The owner-occupied average household size was used to determine population growth. Under this scenario, the 2040 population was estimated to be 10,491.

In total, the average building permit-based projection scenario was determined to be 9,019 for 2040. A summary of the building permit-based projections are shown in Figures 2.5-2.8.

Hamilton-Perry Projections

The Hamilton-Perry Method of population projections is a modified version of a complex population projection method, the cohort component method. The cohort component method is often used by national and state demographic agencies for national, state, and county-level projections. However, the simpler Hamilton-Perry method is better suited for sub-county, short-term projections.
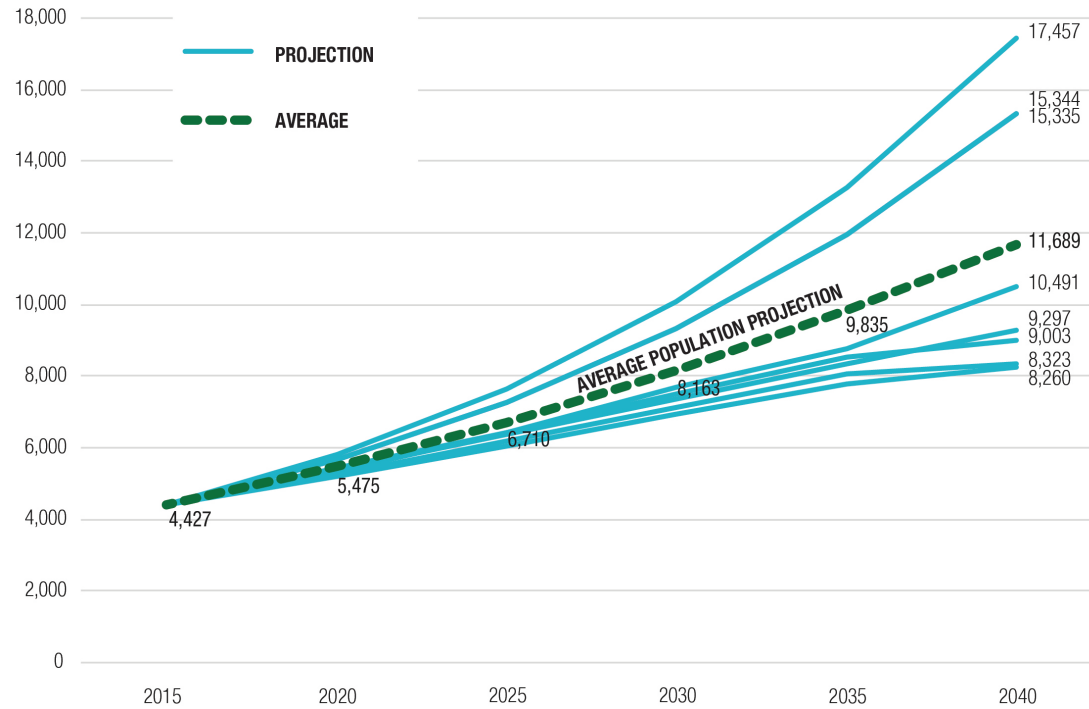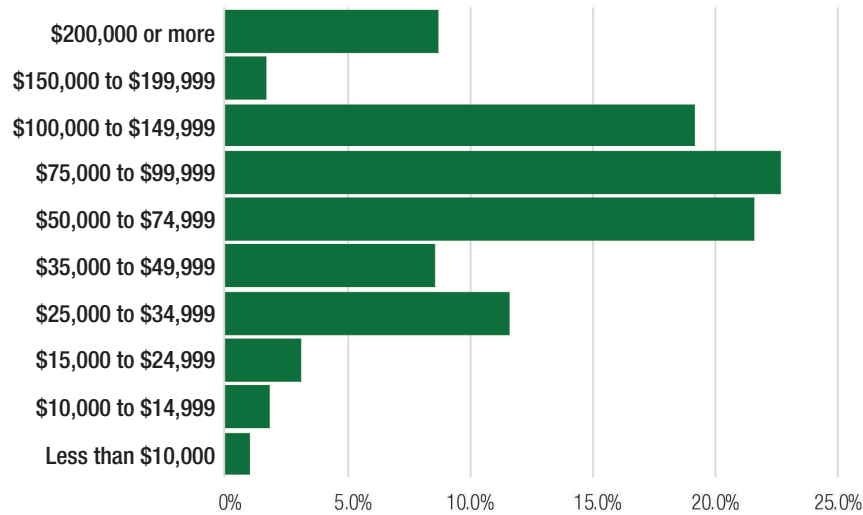
The method looks at population change from an age cohort perspective. Age cohorts are a common way population is divided, usually at five-year intervals (i.e. ages 0-4, 5-9 etc.). Hamilton-Perry identifies cohort change ratios between two different years of data.

Using the Hamilton-Perry projection, the 2020, 2030, and 2040 population was estimated for Tea. However, the Hamilton-Perry Method is based on the recent trends and extends the cohort changes into the future.

Because Tea experienced such high growth during the 2000-2010 period, a high amount of change per cohort is extended into the future for all three projection years. This creates an extremely high number for the years 2040 that is very likely unrealistic. The 2020 and 2030 projections are 8,486 and 19,141.

A summary of the Hamilton-Perry method projections is above in Figure 2.9.

Population Projection Summary

Given all the possible growth scenarios, an overall average population projection line has been calculated. The average 2040 population projection for Tea is 11,689. The 2040 projections range from as slow as 8,260 to as high as 17,457. There are many factors that will help determine the actual population in 2040, many out of the control of the City of Tea. However, these projections can provide an educated guess based on past trends from actual changes and population.

FIGURES 2.11 - Household Incomes Tea, SD (2015)

TEA, SD MEDIAN HOUSEHOLD INCOME: $76,078   U.S. MEDIAN HOUSEHOLD INCOME : $53,889

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

FIGURES 2.12 - Average Household Income (2015)

United States $ 75,558
Lincoln County $ 94,949
Tea, SD $ 92,167

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

FIGURES 2.13 - Educational Attainment (2015)

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Household Incomes

Tea residents are generally affluent, with a median household income of $76,078. The median income for owner-occupied households is even higher at $84,960. Further, the average household income in Tea is $92,167. While this is slightly lower than Lincoln County's average household income of $94,949, it is much higher than the Sioux Falls average income of $69,232.

The breakdown of household incomes in Tea is shown in Figure 2.11. There is a large percentage of residents with household incomes of between $50,000-$74,999, $75,000 to $99,999 and $100,000 to $149,999. The next largest income bracket is significantly lower at between $25,000 to $34,999 per year. Overall, the household incomes for Tea are skewed high.

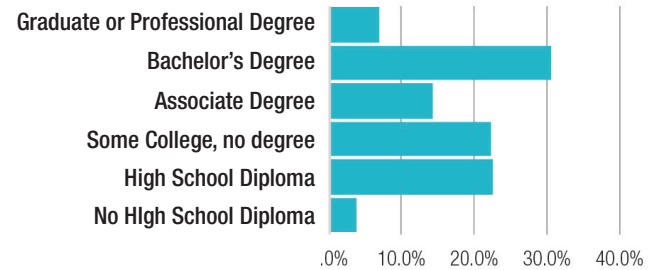The median household income for Tea in all housing units (both owner and renter occupied units) is $76,078 in 2015. The median household income for owner-occupied units in Tea is estimated to be $84,960. For renter-occupied units, the median household income is only $29,478, a pronounced difference of $55,482 compared to owner-occupied units. This is a more significant difference than exits between owner and renter occupied household incomes in Sioux Falls, South Dakota, and the United States. However, Tea renters do not earn significantly less than renters in Sioux Falls, South Dakota, or the United States. Rather, Tea owner occupied households are significantly wealthier than other areas.

Educational Attainment

Educational attainment levels in Tea vary significantly. While nearly one in three residents has a bachelor's degree, over forty-four percent of residents have either some college (with no degree) or only a high school diploma or certificate equivalent. Just under seven percent of residents have a graduate or professional degree. Figure 2.13 shows the complete percent breakdown estimates for 2015.

While the percent of residents with bachelor's degrees is between eight to twelve percent higher than Sioux Falls, South Dakota, and the United States, Tea has a lower number of residents with advanced degrees compared to the same reference areas. Tea also has more residents with associate's degrees.

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FIGURES 2.14 - Tea, SD Home Values (2015)

MEDIAN VALUE : $169,800
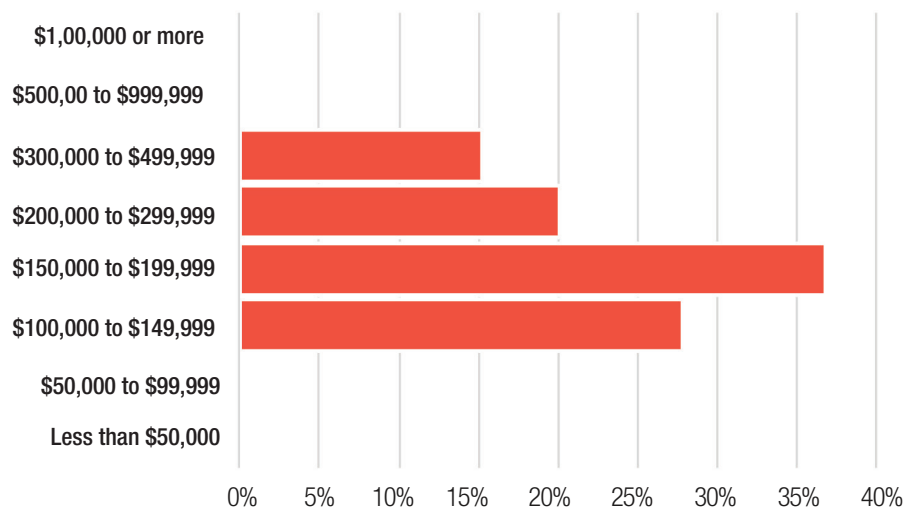
*OWNER-OCCUPIED UNITS

Source: U.S. Census Bureau, 2011-2015 ACS

FIGURES 2.15 - Median Home Values (2015): Tea, Lincoln County, + U.S.

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

FIGURES 2.16 - Nearby Community Home Values (2015)

Community	Median Home Value
Tea, SD	$169,800
Brandon, SD	$177,300
Harrisburg, SD	$171,000
Canton, SD	$116,200
Lennox, SD	$104,000
Sioux Falls, SD	$157,800

Source: ACS 2011-2015 5-Year Estimates, Owner-Occupied Units only

Home Values

The median owner-occupied home value for Tea is $169,800. This is significantly lower than Lincoln County, with a median home value of $193,600. Similarly, this is slightly lower than comparable suburban communities in South Dakota including Brandon and Harrisburg with median home values of $177,300 and $171,000. A detailed breakdown of estimated home values for 2015 is shown in Figure 2.14 above. The median mortgage price in Tea is an estimated $1,344. For comparison,
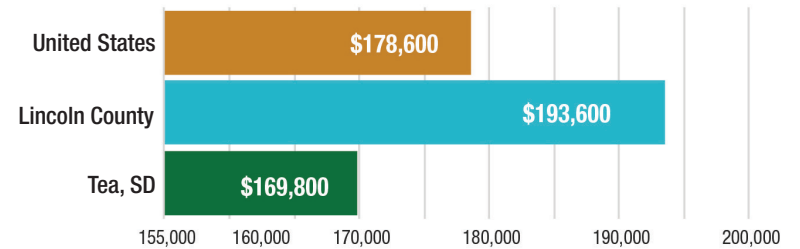
the median mortgage payment in Brandon is $1,356 and in Harrisburg, $1,386. These numbers suggest Tea is slightly more affordable than similar communities in the metro.

The large majority of Tea households are owner-occupied at 78.9%. Of the 21% of renter-occupied housing units, approximately 82% are likely paying between $500 and $999 in rent per month. The median rent in Tea is estimated to be $752 per month. For comparison, the median rent for Brandon, SD is $824 and for

Harrisburg $729.

Compared to Brandon, Harrisburg, and Sioux Falls, Tea has a slightly higher median and average income with lower or equal home prices suggesting Tea residents spend a smaller percent of their income on housing. In fact, more than half, 52.8%, of Tea residents are estimated to spend less than 20% of the total household income on mortgage and other housing costs. Brandon has roughly the same split, but Harrisburg only has an estimated

36.9% of owner-occupied mortgage paying units spending less than 20% on mortgage and other housing costs. A larger percent of Brandon residents spend a higher percent of their income on mortgage payments and other housing costs.

Household Units + Size

The U.S. Census Bureau estimates there were 1,519 household units in Tea in 2015. Given Tea's growth rate, this number likely changes frequently, but this provides an estimate for Tea.

The 2015 ACS Census estimates the average household for owner-occupied units to be 3.16 people per unit. For renter-occupied units, the average household size decreases to 2.29. In the same year, it was estimated that 41.0% of owner-occupied housing units had 4-or-

FIGURES 2.17 - Age by Sex: United States, Lincoln County, + Tea, SD

AGE BY SEX: UNITED STATES
MEDIAN AGE: 37.6

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

AGE BY SEX : LINCOLN COUNTY
MEDIAN AGE: 33.8

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

AGE BY SEX: TEA, SOUTH DAKOTA
MEDIAN AGE: 28.8
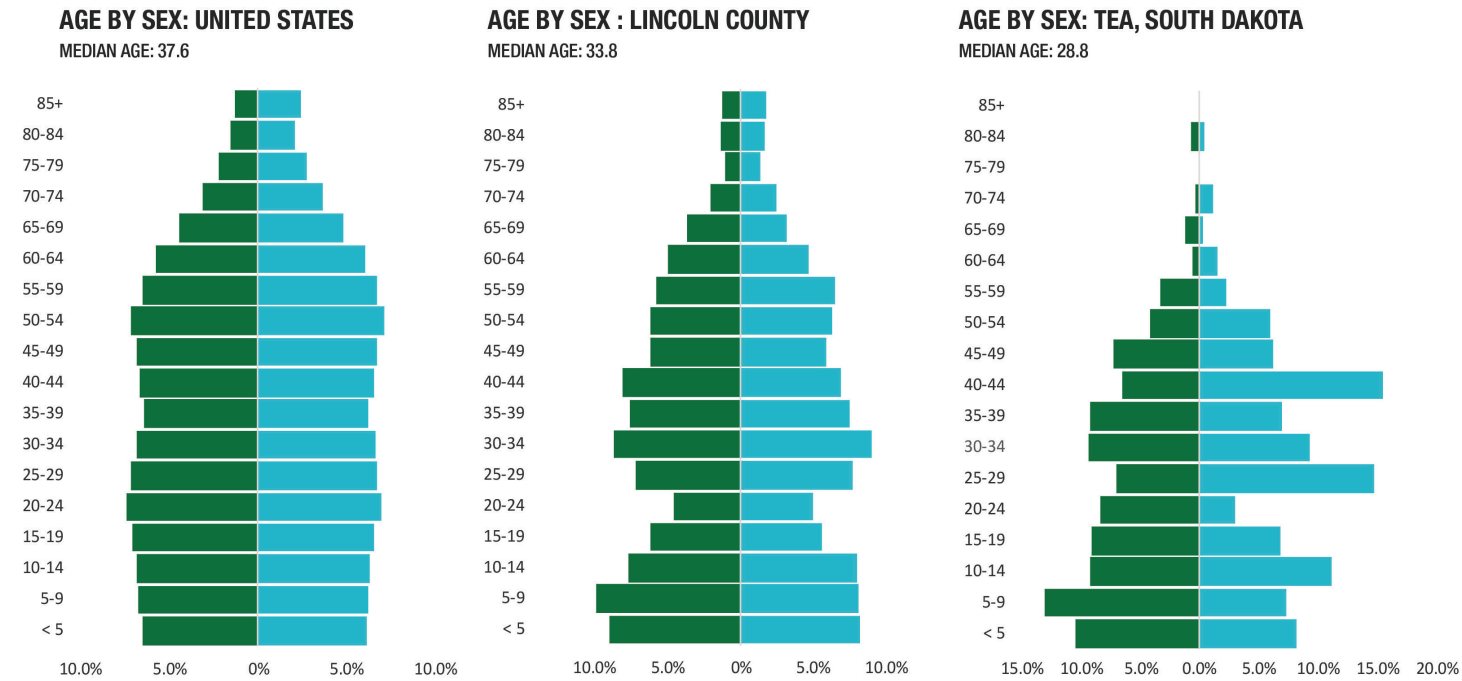
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

FIGURES 2.18
Nearby Communities Median Age 2015

Community	Median Age
Tea, SD	28.8
Brandon, SD	34.0
Harrisburg, SD	28.5
Lennox, SD	36.1
Sioux Falls, SD	34.1
Minnehaha County, SD	34.8
Lincoln County, SD	33.8
South Dakota	36.8
United States	37.6

Source: ACS 2011-2015 5-Year Estimates

more person households. Further, 77.6% of owner-occupied households were estimated to be married-couple families.

An estimated 78.9% of housing units in Tea are owner-occupied. Tea renters tend to have a smaller average household size and are much more likely to have no children in the household. The 2015 American Community Survey estimates 70.7% of renter-occupied units have no children under 18 present in the household.

Age Composition
Tea is a markedly young community. Figure 2.17 shows the estimated 2015 age and sex breakdown for Tea along with Lincoln County and the United States for comparison. The age pyramid clearly shows a population with a younger skew. The life category breakdown is shown on the next page in Figure 2.19. Life categories place the population into groups based on age in the following categories:

• Children are those ages 0 to 19
• Young Adults are those ages 20-34

• Mid-Age Adults are those ages 35 -59
• Older Adults are those ages 60 plus

The two largest categories are children and mid-age adults. It is likely these are children and their respective parents being placed into these two large categories.

The key will be for Tea to continue to attract residents in the Young Adult category for population growth to continue at the level it has been. School districts, a healthy park system, and affordable housing can

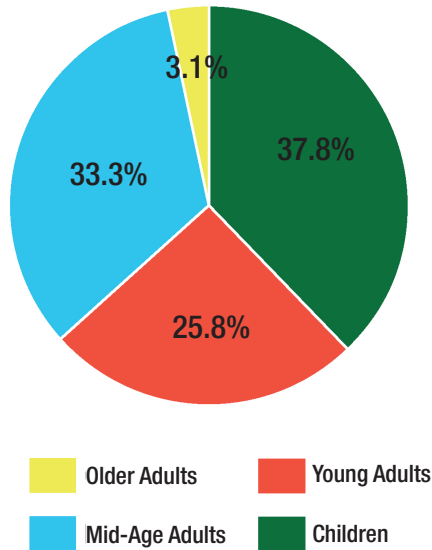all be attractive factors for young-adults looking to purchase homes or find leases.

The median age is 28.8 which is significantly lower than both the state and national average of 36.9 and 37.6, respectively. This is younger than other suburbs of Sioux Falls and the metro overall. The estimated median age for several nearby communities is shown in Figure 2.18. The only other nearby community with a median population is Harrisburg, with a median age of 28.5.

Racial Composition
Tea is a predominantly Caucasian community. The 2015 ACS estimates 97.2% of Tea residents are white only. Approximately 1.3% of Tea residents were estimated to be Black or African American. The remaining residents identify as either American Indian or Alaska Native, some other race, or more than one race.
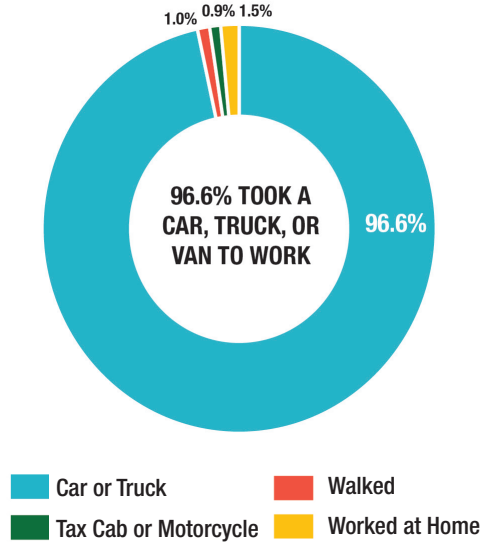
This racial breakdown is more heavily Caucasian than the rest of the state, which has significantly more American Indian or Alaska Natives,

FIGURES 2.19 - Life Categories (2015): Tea, SD

- Older Adults
- Young Adults
- Mid-Age Adults
- Children

3.1%
33.3%
25.8%
37.8%

FIGURES 2.20 - Mode of Transportation to Work

1.0% 0.9% 1.5%

96.6% TOOK A CAR, TRUCK, OR VAN TO WORK

96.6%

- Car or Truck
- Walked
- Tax Cab or Motorcycle
- Worked at Home

FIGURES 2.21 - Travel Time to Work
MEDIAN TRAVEL TIME : 17.1 MINUTES
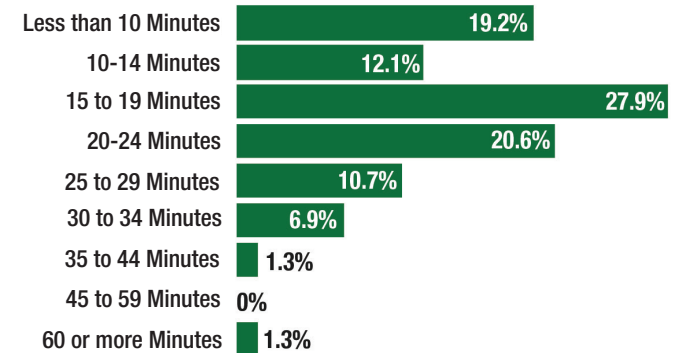
Travel Time	Percent
Less than 10 Minutes	19.2%
10-14 Minutes	12.1%
15 to 19 Minutes	27.9%
20-24 Minutes	20.6%
25 to 29 Minutes	10.7%
30 to 34 Minutes	6.9%
35 to 44 Minutes	1.3%
45 to 59 Minutes	0%
60 or more Minutes	1.3%

especially in the Sioux tribal grouping which make up 7.4% of the state population. As a state, South Dakota was estimated to be 85.0% White only. Neighboring Sioux Falls is also similar to the state as a whole with 85.6% of residents estimated to be White only.

Commuting Patterns

The predominant mode of transportation for Tea residents is by car, truck, or van. According to commuting pattern estimates created for the 2015 ACS, approximately 96.6% of Tea residents drove to work. Of the remaining workers, 1.5% worked from home and did not require a commuting mode type. The remaining workers either took a taxi cab, rode a motorcycle, or walked to work. Given Tea's location within the Sioux Falls metropolitan area, these numbers are not surprising.

In general, Tea resident workers do not have a long commute to work. The median travel time to work for Tea residents is 17.1 minutes. Tea's median work commute is well below the nationwide average of 25.9 minutes. Around one in four Tea resident workers have a travel time of less than 10 minutes. This may be people who both live and work in Tea.

Chapter Three
ENVIRONMENT

- -

The City of Tea is surrounded by a wide variety of environmental features. Several lakes and ponds dot the community providing a wide variety of environmental, social, aesthetic, and economic benefits.

Introduction

The environmental features present in and around a community can have a significant impact on its aesthetics, quality of life, development, and economic development of a community. Understanding the location of these can help ensure growth and development occur in a way that minimally disturbs these natural environmental functions.

Physical Geography

Tea is located in northern Lincoln County in southeastern South Dakota. Tea itself is on generally level ground. The elevation ranges from 1,530 feet in the northeast part of the study area to 1460 feet in the southwest. Most of the City is at an elevation of between 1,480 and 1,510.

Drainage and Wetlands

Wetlands and pothole depression areas are located throughout the City's growth area. These wetlands and water bodies are designated from base maps developed through the National Wetlands Inventory and other data sources. Natural resources such as these provide a number of functions that are important to the health and welfare of the community. They aid in the storage of storm water, help control flooding, provide wildlife habitat, improve air quality, and can be used for recreational activities.

Wetlands and floodplains within the Tea area are illustrated on Figure 3.1.

FIGURE 3.1 - Tea Area Wetlands and Floodplain

LEGEND

| | PLANNING BOUNDARY |
| | TEA CITY LIMITS |

ENVIRONMENTAL FEATURE

WETLAND

100-YEAR FLOODPLAIN

FLOODWAY

RETENTION POND

STREAM / CREEK

0   .25   .5 MILES
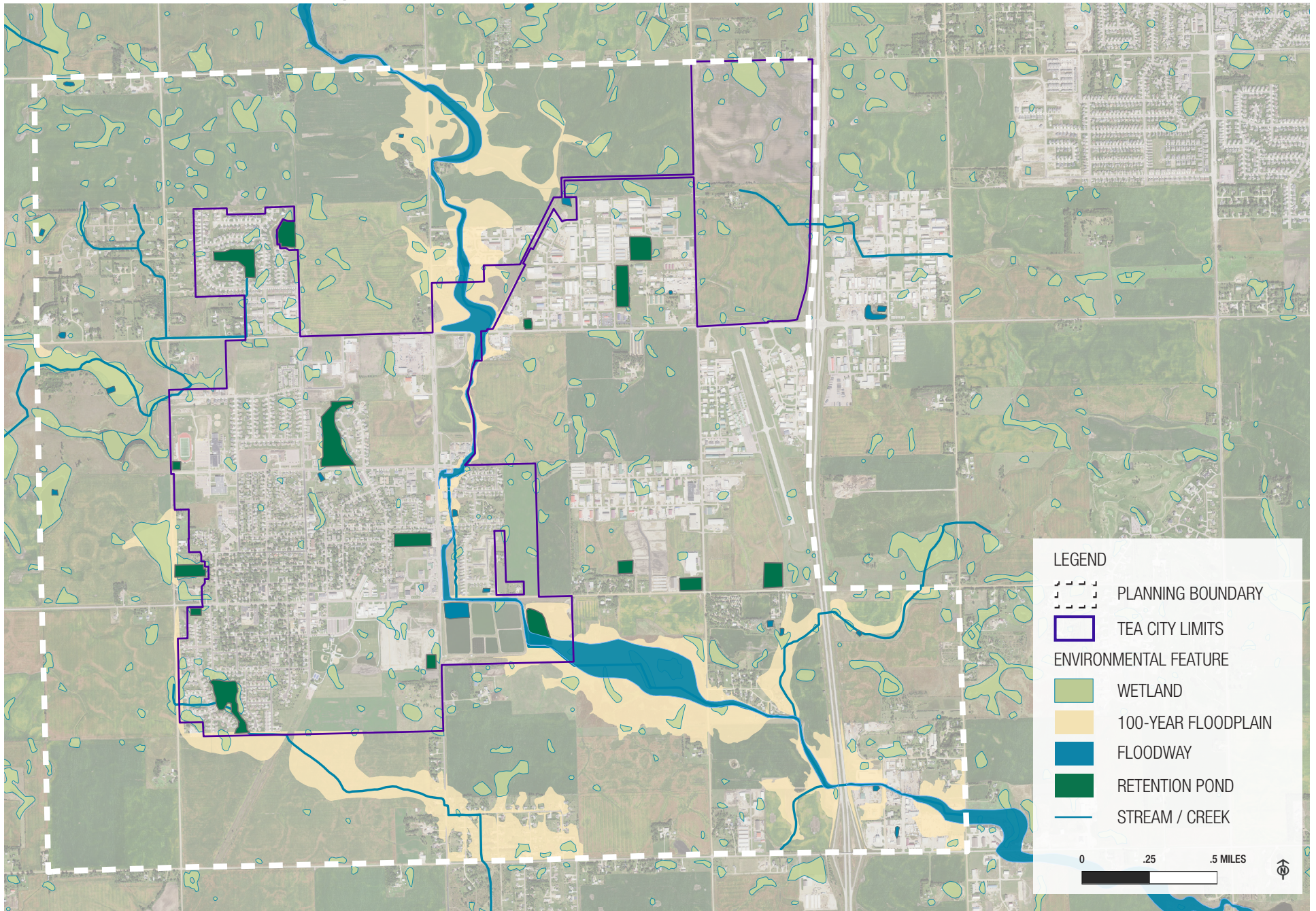
Chapter Four

INFRASTRUCTURE

- -

Infrastructure planning is a key component of sustainable growth and development within a community. The location of water, sewer, and transportation infrastructure helps drive what new areas develop.

Road Network

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 uses that generate or depend on higher traffic volumes for exposure and access such as commercial, industrial, and multi-family use.

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, generally allow on-street parking, and have limited traffic signals.

Figure 4.1 outlines the existing and future streets for the City of Tea's Comprehensive Planning area.

Figure 4.2 shows the updated Major Streets Plan within the Comprehensive Planning area.

FIGURE 4.1 - Tea Existing and Future Streets

LEGEND

PLANNING BOUNDARY

TEA CITY LIMITS

EXISTING STREET

LOCAL STREET

COLLECTOR

ARTERIAL

HIGHWAY

FUTURE STREET

FUTURE LOCAL STREET

FUTURE COLLECTOR

FUTURE ARTERIAL

FUTURE HIGHWAY

0   .25   .5 MILES

FIGURE 4.2 - City of Tea Major Streets Plan

LEGEND

- TEA CITY LIMITS
- U.S. FISH & WILDLIFE
- ROADS
- EXISTING ARTERIAL
- FUTURE ARTERIAL
- EXISTING COLLECTOR
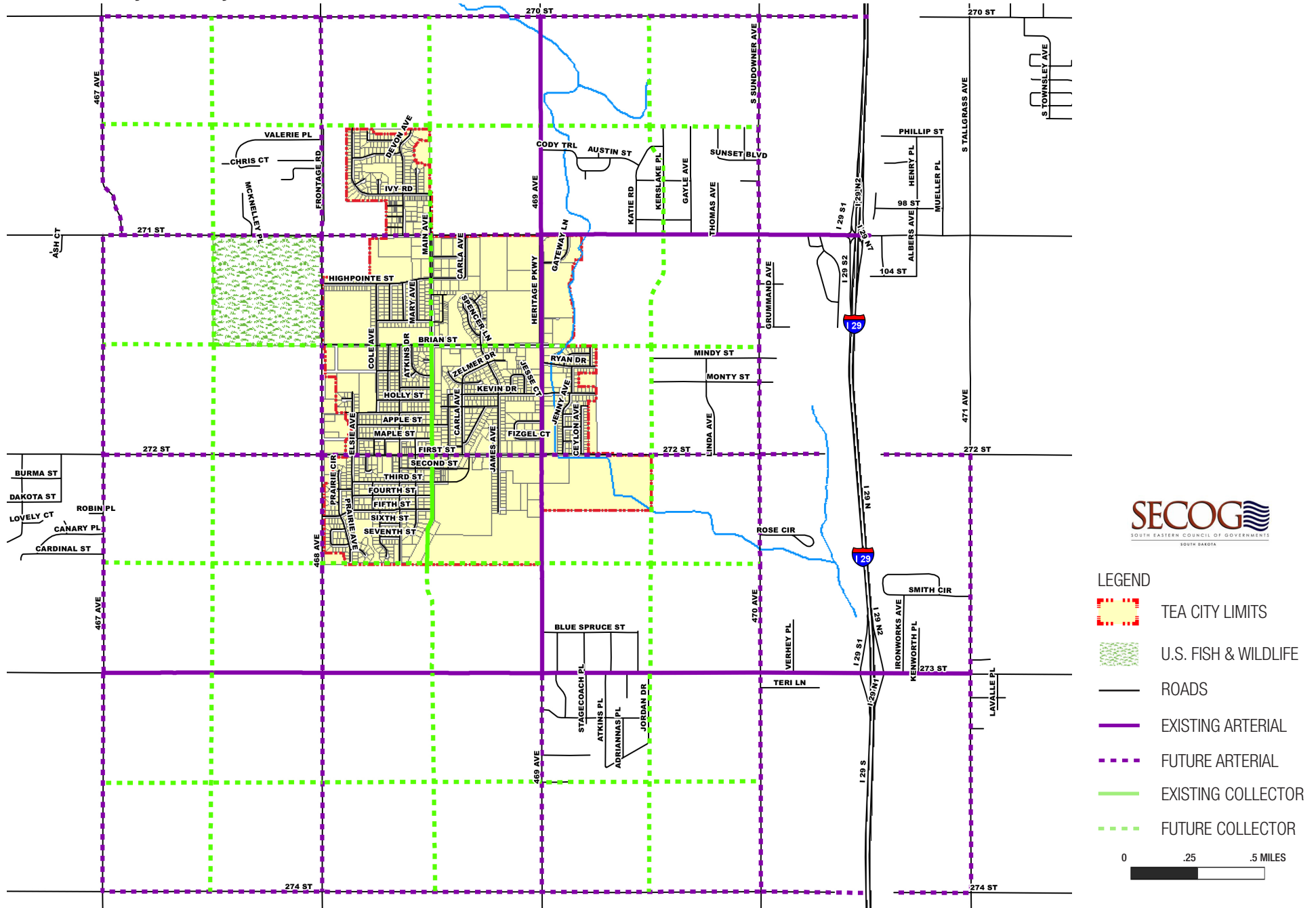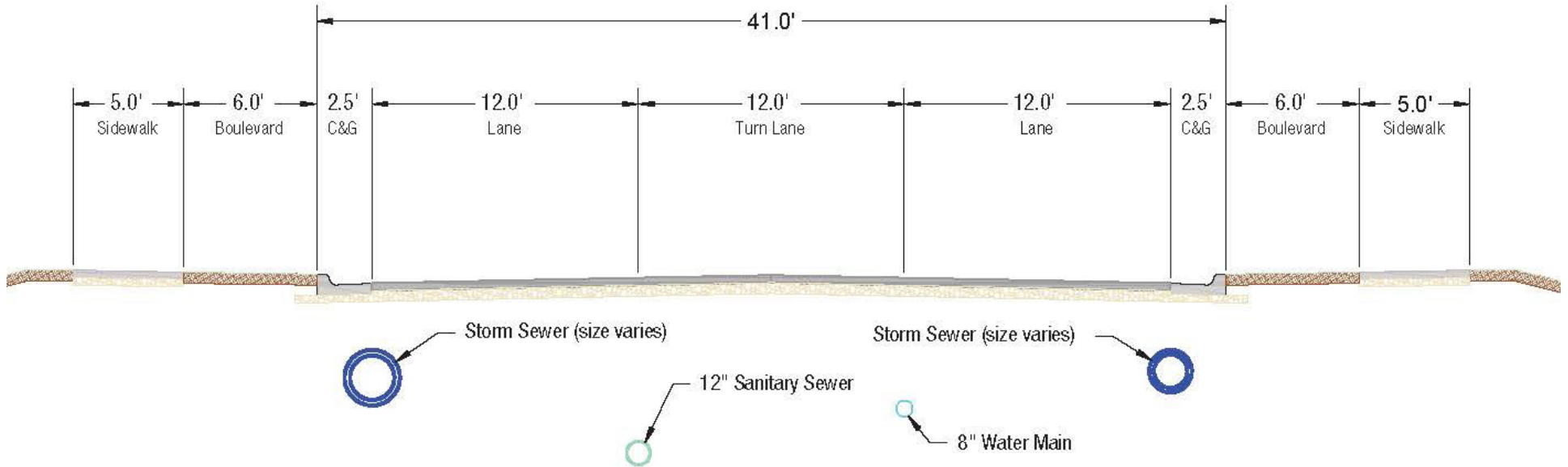- FUTURE COLLECTOR

0   .25   .5 MILES

FIGURE 4.3 - Collector Road Typical Cross Section

Typical Cross Section
Collector Road

Due to the increased cost of roadway construction and the funding available to complete roadway projects, the City of Tea is investigating different strategies for infrastructure funding.

Goals for Arterial Roadway Construction

The project funding methods for arterial roadways include:

1. Land Owner Assessments

This model requires adjacent land owners / developers to participate in the funding of a project up to the level (cost) of a collector street. The City of Tea would pay for any additional costs related to oversized utilities, street section, pedestrian facilities, as desired.

2. Platting Fees

Similar to the City of Sioux Falls, the City of Tea may choose to collect platting fees from landowners/ developers as property is re-zoned and developed to fund various transportation projects. This method of project financing is dependent on continued growth.

Goals for Collector Roadway Construction:

An alternative to existing collector roadway project funding practices would be to require all collector roads to be completely (100%) funded by the adjacent landowners/developers. This alternative would allow for street improvements to be completed in a timeframe more acceptable to developers/landowners.

A standard collector street cross-section is comprised of the following:
• Three (3) lanes total: one (1) lane in each direction with a center turn lane
• 41' back of curb to back of curb
• A six (6) foot boulevard and five (5) foot sidewalk.

Also, all grading required within the right-of-way would be the responsibility of the landowner/ developer.

Standard public utilities within a collector street are as follows:
• Eight (8) inch water main
• Twelve (12) inch sanitary sewer

Installation of these utilities would be considered the responsibility of the landowner/developer.

Storm sewer costs would be calculated based on the contributing drainage area and would be completely funded by the developer.

The City of Tea's engineering design standards outline the minimum requirements for each roadway classification.

Other funding options include

FIGURE 4.4 - Street Improvement Priority Project 1 Map

FIGURE 4.5 - Street Improvement Priority Project 2 Map

forming a special benefit district, or a Local Improvement District (LID). LIDs are a special district formed by property owners or the local government to levy assessments on the value of property to raise money to finance new public facilities serving that property. A LID can be applied whenever a public facility increases the value of nearby properties. To better identify the City of Tea's planned growth initiative, the following projects were identified for consideration to be constructed by 2025:

Priority Project 1
271st Street (CR106) Phase II Improvements

Complete reconstruction and urbanization of CR106 from Heritage Parkway to Interstate 29. Project would include installation of water main, sanitary sewer, storm sewer and drainage facilities, additional lanes for turning and thru traffic, and urban roadway features such as curb & gutter, street lights, signalized intersections, sidewalks, shared-use paths, and landscaping. This 1.3-mile corridor functions as the primary arterial access to the City of Tea from Interstate 29 and is a critical component for the growth and development of the community.

Priority Project 2
272nd Street Improvements

Urbanization of 272nd Street (1st Street) from Ceylon Avenue to Sundowner Avenue. This project would include reconstruction of the existing gravel roadway to a three-lane urban road section. All public utilities would be installed with this project including sanitary sewer, water main, storm sewer, and street lighting. This segment of 272nd Street would be considered an arterial road.

Other notable transportation projects are listed in Figure 4.6.

FIGURE 4.6 - Other Notable Road Improvement Projects

Project Description	Proposed Improvements	Estimated Construction Date
468th Avenue (272nd Street to 271st Street)	Rural Surfacing & Drainage	2019-2022
470th / Sundowner Avenue (CR 106 to 93rd Street)	Urban Surfacing, Drainage & Utilities	2021-2025
270th / 85th Street (Interstate 29 to 469th Street)	Urban & Rural Surfacing, Drainage, & some Utilities	2021-2025
470th / Sundowner Avenue (93rd Street to 85th Street)	Urban Surfacing, Drainage, & Utilities	2025-2030
469th Avenue / Heritage Parkway (1st Street to 7th Street)	Urban Surfacing, Drainage, & Utilities	2025-2030
469th Avenue / Heritage Parkway (271st Street to Cody Trail)	Urban & Rural Surfacing, Drainage, & some Utilities	2025-2030

Source: City of Tea / HDR

FIGURE 4.7 - Marv Skie-Lincoln County Airport

Airport Service

The Marv Skie-Lincoln County Airport is located approximately 1.5 miles east of the existing Tea City limits, adjacent to Interstate 29. Owned by Lincoln County, the airport's primary function is to provide a facility for both recreational and business users. In regards to size, the airport encompasses approximately one hundred thirty four acres of land. The airport is governed by the Lincoln County Airport Advisory Board in addition to oversight from the Lincoln County Commission, the State Department of Transportation (Aeronautics), and the Federal Aviation Administration (FAA).

A Master Plan for the airport facility was completed in 2012. Included in this plan are projections for future use, operation and expansion of the airport as well as associated goals and objectives. The FAA Terminal Area Forecast projects a total of 135 based aircraft in 2035, which is a 145% increase over total aircraft in 2017.

Marv Skie-Lincoln County Airport is the fourth largest airport in South Dakota as far as the number of based aircraft and aircraft operations. Currently, there are approximately fourty-five (45) takeoffs/ landings per day at the Marv Skie Lincoln County Airport. This equates to roughly 16,680 takeoffs/landings per year. The airport consists of one runway, measuring 3,650 feet in length. A recent airport layout plan identifies twelve (12) new T-hangars capable of housing approximately 120 additional aircraft.

Aircraft fuel tax funds, hangar land lease payments and FBO/hangar rents are used to fund the airport on an annual basis. Federal and state grant monies in addition to federal entitlement funds and airport improvement program funding is used to pay for airport projects on a shared basis. Hangar property taxes are deposited in the Lincoln County general fund. Further information regarding this Master Plan can be obtained from the Lincoln County Courthouse in Canton, South Dakota.

Future Projects Planned
Runway apron reconstruction in FY 2019/2020

FIGURE 4.8 - City of Tea Long-Range Transportation - Street Projects

Description	Street Type	Miles	Estimated Cost	Funding Source	Years	Total LN Footage
1st Street Extension to Sundowner (272nd Street)	Two-lane rural	0.75	$1,500,000.00	Loan, state loans	0-5	7,920
Sundowner from Hwy 106 to 93rd Street	Four-lane urban	1	$3,400,000.00	Local, STP Funds	0-5	10,560
Main Street Extension South to 9th Street	Two-lane urban	0.25	$900,000.00	Local, STP Funds	0-5	2,640
Sundowner from 93rd to 85th	Four-lane urban	1	$3,400,000.00	Local, STP Funds	5-10	10,560
85th Street from I-29 to Sundowner	1/2 Four-lane Urban	0.25	$1,000,000.00	Local, Sioux Falls, STP Funds	5-10	2,000
85th Street from Sundowner to 469th	1/2 two-lane rural	1	$10,000,000.00	Local, Lincoln County, STP	5-10	5,280
SD Hwy 106 from I-29 to Hwy 111	Four-lane	1.2	$10,000,000.00	Local, Lincoln County, STP	5-10	6,336
Ninemile Creek Trail - Brian St. to Hwy 106	Bike Path	0.5	$128,000.00	Local	5-10	2,640
5-10 Year Total			**$21,128,000.00**			
468th Ave. from 1st Street to 271st	Two-lane rural	1	$1,600,000.00	Local	10-15	5,280
Brian Street Extension to Katie	Two-lane urban	0.5	$1,600,000.00	Local, STP	10-15	5,280
Heritage from 1st to 9th Street	Two-lane urban	0.5	$1,600,000.00	Local, STP	10-15	5,280
Heritage Parkway from 271st to 85th	Four-lane	1	$7,070,000.00	Local, STP Funds	10-15	10,560
469th to 9th Street	Bike Path	0.5	$128,000.00	Local	10-15	2,640
271st from Ninemile to Main Street	Bike Path	0.75	$174,000.00	Local	10-15	3,960
9th Street from 469th to Main	Two-lane urban	0.5	$1,800,000.00	Local, STP	10-15	5,280
10-15 Year Total			**$12,372,000.00**			
Quinton Street from Ivy Rd. to 469th	Two-lane urban	0.8	$2,800,000.00	Local, STP	15-20	8,448
Katie Ave. from 1st Street to Hwy 106	Two-lane urban	1	$3,200,000.00	Local, STP Funds	15-20	10,560
9th Street from Main to 468th	Bike Path	0.5	$156,000.00	Local, STP	15-20	2,640
Quinton Street from Ivy Rd. to 469th	Bike Path	0.8	$226,000.00	Local, STP Funds	15-20	4,224
469th From 271st to 85th	Bike Path	1	$283,000.00	Local	15-20	5,280
9th Street from Main St. to 468th	Two-lane urban	0.5	$1,950,000.00	Local	15-20	5,280
1st Street from Ceylon to Grummand Avenue	Two-lane urban	1	$3,200,000.00	Local, STP	15-20	5,280
15-20 Year Total			**$11,815,000.00**			
Main Street Extension North from Quinton to 85th	Four-lane urban	0.5	$3,900,000.00	Local, STP Funds	20-25	5,280
Brian Street from Katie to Sundowner	Two-lane urban	0.5	$1,950,000.00	Local, STP	20-25	5,280
85th Street from Sundowner to 469th Ave.	1/2 Four-lane urban	1	$7,800,000.00	Local, STP, Sioux Falls	20-25	5,280
Ninemile Creek from Hwy 106 to 85th	Bike Path	1	$312,000.00	Local	20-25	5,280
468th Ave. from 1st Street to 9th	Two-lane urban	0.5	$3,800,000.00	Local	20-25	5,280
20-25 Year Total			**$17,762,000.00**			

Source: City of Tea / HDR

Water & Wastewater Facilities

The City's wastewater treatment facilities have historically provided adequate treatment for BOD and TSS removal. The treatment facilities consist of an influent pump station, an aeration basin, and a four cell facultative lagoon system. The aeration basin was initially added for odor control, but now functions to reduce organic loading on the facultative lagoons. A second basin is available to add aeration equipment and provide additional organic loading capacity. Discharge from the lagoons is controlled and intermittent to Nine Mile Creek. The City's current wastewater discharge permit will expire in January 2018.

The hydraulic capacity of the existing wastewater treatment facility (180-day storage capacity) has already been exceeded, requiring the City to discharge wastewater three to four times a year, rather than twice per year. However, discharges have continued to meet treatment criteria as specified in the City's wastewater discharge permit.

The wastewater treatment facility is also nearing its organic loading capacity. With aeration added to the second aeration basin, the organic loading on the existing facultative lagoons would be reduced enough to allow an equivalent population of 5,475 to be served by the existing wastewater treatment facility.

Once the treatment facility has reached its organic loading capacity and is no longer able to meet the SD DENR wastewater discharge permit requirements, the City will be required to construct additional treatment or provide an alternative means for handling its wastewater. Beyond the term of the current permit, treatment criteria imposed by the State of South Dakota may make it difficult for a facultative lagoon treatment system to meet future permit limits. Specifically, the removal of nutrients such as nitrogen and phosphorous from wastewater may be required.

In 2016, the City of Tea began evaluating wastewater treatment alternatives to provide the community with long-term wastewater treatment and disposal. These alternatives include Regionalization with the City of Harrisburg, Regionalization with the City of Sioux Falls, and construction of the City's own mechanical wastewater treatment facility.

Through careful consideration the Tea City Council chose to pursue a regional connection with the City of Sioux Falls and drafted a Memo of Understanding (MOU) on October 2nd, 2017 committing to this regional connection.

Following the MOU on April 16th, 2018 the City of Tea and City of Sioux Falls drafted and committed to a Joint Powers Agreement which defines the capacity, rates, limitations and strength parameters, infrastructure ownership and maintenance responsibilities, and other regional system management commitments for both parties. Further information can be found in the 2005 Tea Water/Wastewater Master plan.

Sanitary Sewer Collection System

The future sanitary sewer collection system is divided into four growth areas based on development trends within the Comprehensive Plan planned growth areas and the ability to service gravity sewer to the developing areas. The four growth areas are categorized by the projected year of development and are as follows. Figure 4.9 shows the Future Sanitary System for Tea.

Wastewater Priority Project 1
Northeast Sewer Expansion
Expansion of the existing gravity sewer system to the northeast portion of the City's planning area to provide sanitary sewer service for properties north of CR 106 between Heritage Parkway and Interstate 29. Implementation of this system is anticipated to occur in 2018/2019.

Wastewater Priority Project 2
Lagoon Aeration
Installation of aeration system for existing wastewater lagoons. To control odor and increase the BOD loading capabilities of the facilities. Implementation of this system is anticipated to occur in 2019.

Wastewater Priority Project 3
Regional Connection to Sioux Falls
This project involves three primary components:

1. Complete a Memo of Understanding between the City of Tea and the City of Sioux Falls – completed on October 2nd, 2017

2) Compose a Joint Powers Agreement that defines rates, date of active participation, connection location, and the schedule for infrastructure construction – completed on April 16th, 2018.

3. Installation/construction of infrastructure facilities: includes installation of force main pipe, lift station, and decommissioning some lagoons
- Construction of regional system connection and associated infrastructure is estimated for completion in 2022
- Decommissioning of existing lagoons will be determined by regional system demands and the City of Tea's ability to maintain functional lagoon operation under future SD DENR discharge permits

Water Distribution System

The City of Tea will continue to expand the water distribution system to service future developments within the City. The proposed trunk water main alignments will be located within the collector and arterial roadway right-of-way on the section and quarter section lines forming loops around the quarter sections. As subdivisions grow within the quarter sections, the smaller water mains within the subdivision can be connected to the trunk water mains.

The City of Tea obtains its water supply from Lewis & Clark Regional Water System (LCRWS) through an agreement that has been in place since 2012. The agreement requires that Tea purchase a minimum of 280,000 gallons per day. The maximum per day allocation to the City of Tea is 1.1 million gallons per day. Figure 4.10 shows the Future Water System for Tea.

Growth Areas

Expansion of the sanitary sewer collection system typically coincides with improvement of a collector or arterial roadway and is generally driven by development. Portions of the system may be expanded prior to, or without a roadway project due to funding limitations or development driven demand. When constructed independently from a roadway improvement project, a cost recovery system for the expansion of these facilities may be implemented. The cost recovery system enables the City to fund the construction of the sewer system expansion and recover those costs on a per acre fee from developers and property owners as they connect to the system.

2018-2025 Growth Areas

The proposed sanitary sewer collection system for the 2018-2025 Growth Area will service various developments and adjacent properties including the Boulder Addition, the Hagedorn Industrial Park, the Kerslake Industrial Park, the Southwest Industrial Park, and the Bakker Landing Addition. These sanitary sewer collection pipes will range in size from 12"-18" and are anticipated to be installed within portions of the following collector and arterial corridor routes:
- 93rd Street / Quintin Street
- 271st Street / CR 106
- Brian Street
- 272nd Street / 1st Street
- 9th Street
- N Main Avenue
- Heritage Parkway / 469th Avenue
- Sundowner Avenue / 470th Avenue

These lateral branches of the system will all be routed and connect to the existing 24" sewer within the Heritage Parkway corridor.

Additional implementation of a sanitary lift station and force main will be implemented to provide a regional connection to the City of Sioux Falls. Placement of the force main for this system may coincide with various routes identified above to limit the cost of regional system connection.

2026-2035 Growth Areas

The proposed sanitary sewer collection system for the 2026-2035 Growth Area will require substantially less sewer infrastructure than previously identified in the preceding growth period and may primarily consist of minor expansions to the 2018-2025 system along collector or arterial routes. A lift station may be required to accommodate development near the southern extents of this area due to topographic limitations.

2026-2045 Growth Areas

The proposed sanitary sewer collection system for the 2036-2045 Growth Area is predominantly located near the northwest and southeast extents of the City's planning area. Due to the differing topography of these two areas, expansion of the system toward the southeast will likely require installation of a lift station to pump wastewater back to the City's lagoons or regional pump station. Many of the existing rural residential homes within this growth area will require conversion from their septic systems to the municipal wastewater collection system.

2045+ Growth Area

The 2045+ Growth Area does not have the ability to be serviced with the current gravity sanitary sewer system. Any development within this growth area will require a lift station to service the development with sanitary sewer.

A map of the growth areas for the *Tea Comprehensive Plan Update* is provided in Figure 10.1 on page 82.
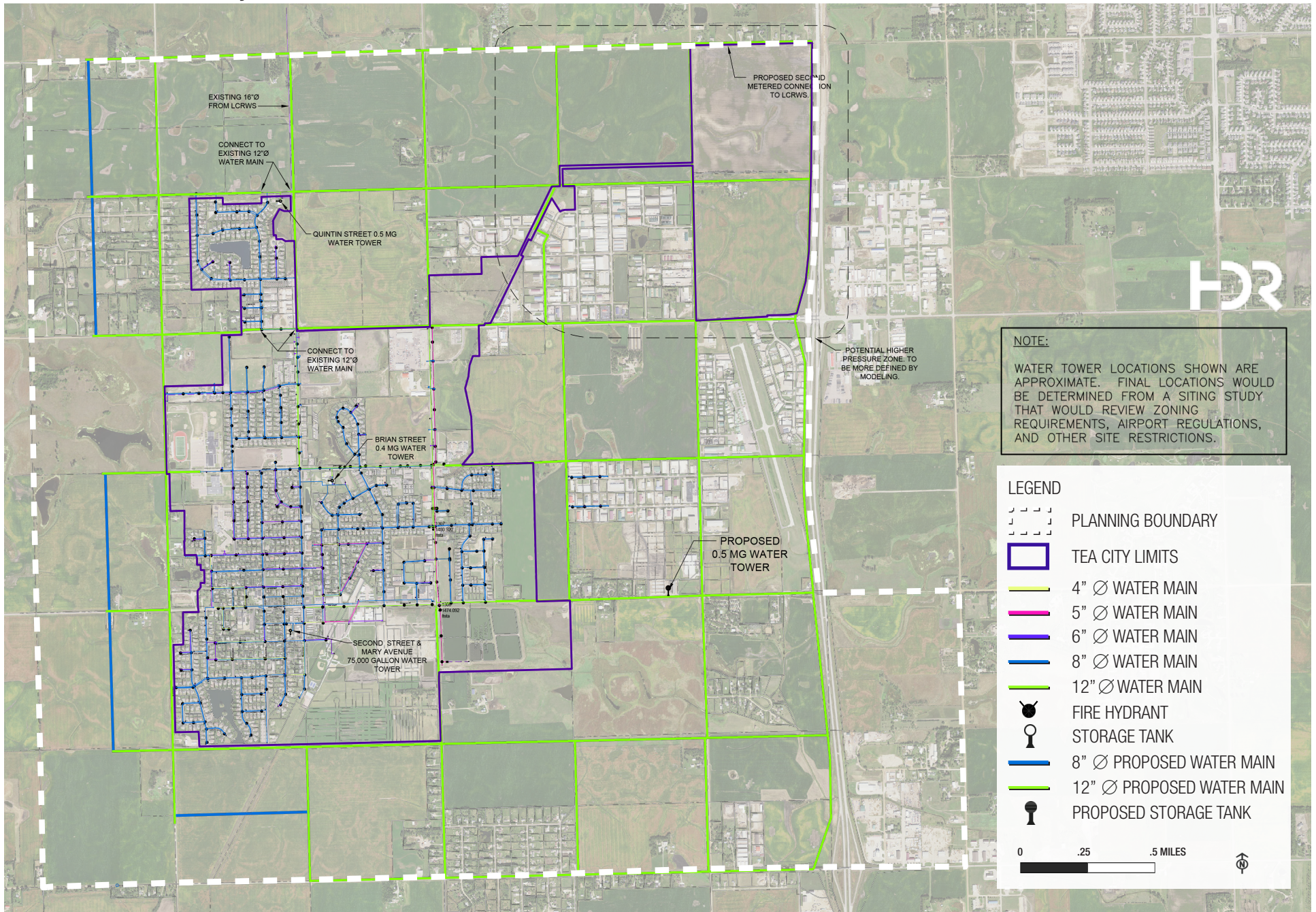
FIGURE 4.9 - Future Sanitary System
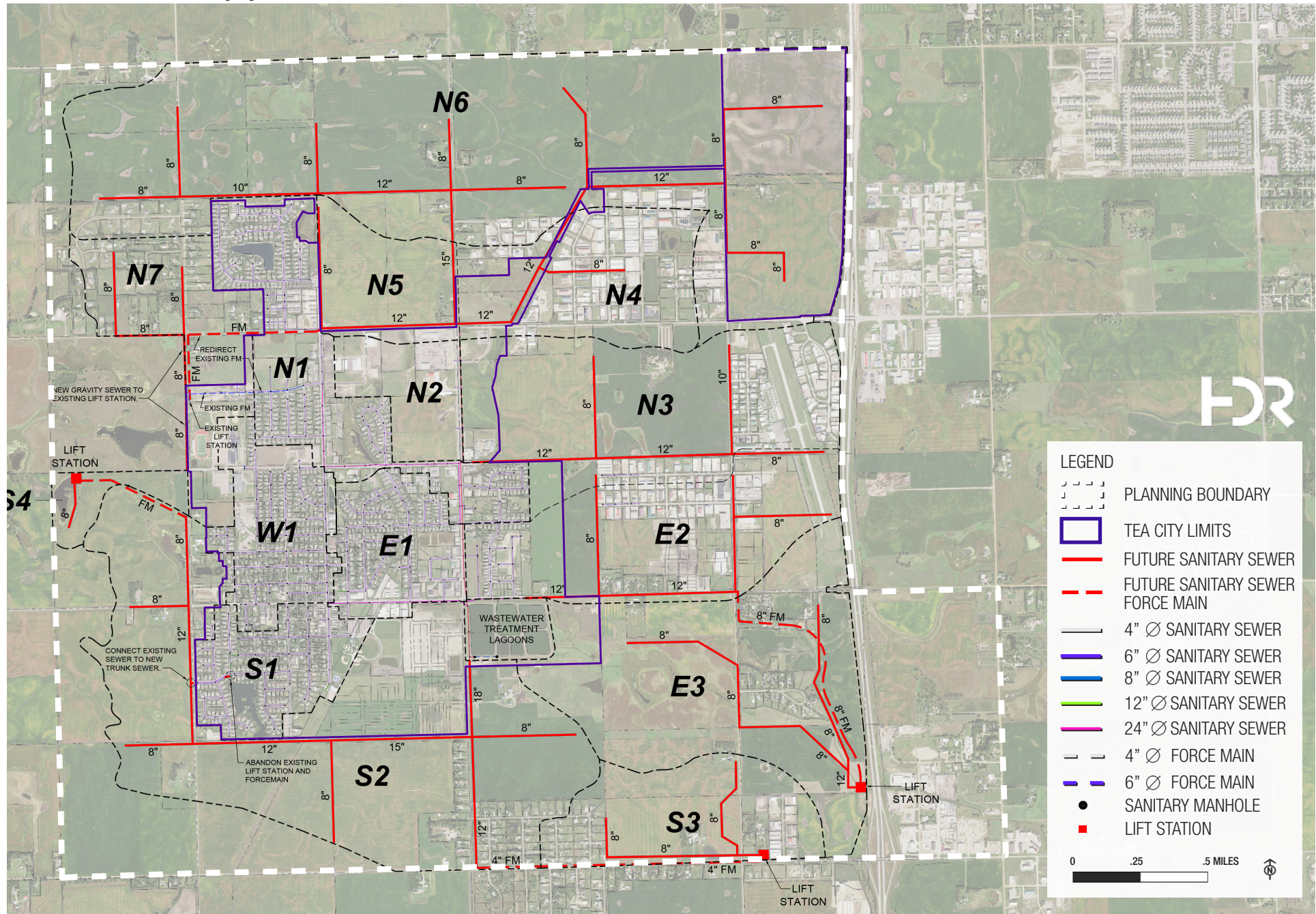
LEGEND

- PLANNING BOUNDARY
- TEA CITY LIMITS
- FUTURE SANITARY SEWER
- FUTURE SANITARY SEWER FORCE MAIN
- 4" Ø SANITARY SEWER
- 6" Ø SANITARY SEWER
- 8" Ø SANITARY SEWER
- 12" Ø SANITARY SEWER
- 24" Ø SANITARY SEWER
- 4" Ø FORCE MAIN
- 6" Ø FORCE MAIN
- SANITARY MANHOLE
- LIFT STATION

0   .25   .5 MILES

FIGURE 4.10 - Future Water System

PROPOSED SECOND METERED CONNECTION TO LCRWS.

EXISTING 16"Ø FROM LCRWS

CONNECT TO EXISTING 12"Ø WATER MAIN

QUINTIN STREET 0.5 MG WATER TOWER

CONNECT TO EXISTING 12"Ø WATER MAIN

POTENTIAL HIGHER PRESSURE ZONE. TO BE MORE DEFINED BY MODELING.

BRIAN STREET 0.4 MG WATER TOWER

PROPOSED 0.5 MG WATER TOWER

SECOND STREET & MARY AVENUE 75,000 GALLON WATER TOWER

NOTE:

WATER TOWER LOCATIONS SHOWN ARE APPROXIMATE. FINAL LOCATIONS WOULD BE DETERMINED FROM A SITING STUDY THAT WOULD REVIEW ZONING REQUIREMENTS, AIRPORT REGULATIONS, AND OTHER SITE RESTRICTIONS.

LEGEND

- PLANNING BOUNDARY
- TEA CITY LIMITS
- 4" Ø WATER MAIN
- 5" Ø WATER MAIN
- 6" Ø WATER MAIN
- 8" Ø WATER MAIN
- 12" Ø WATER MAIN
- FIRE HYDRANT
- STORAGE TANK
- 8" Ø PROPOSED WATER MAIN
- 12" Ø PROPOSED WATER MAIN
- PROPOSED STORAGE TANK

0   .25   .5 MILES

Chapter Five
SCHOOLS

The Tea Area School District has seen significant increases in student population since it began 15 years ago. With an initial student body population of 700 students in 2003, the school district has more than doubled in size in recent years.

Introduction

The Tea Area School District is in its 15th year of existence. The district has grown from a student population of 700 students on its first day, August 2003 to 1,790 students in the Fall of 2017. The District has built a tremendous amount during the last 15 years.

The District includes a high school built in 2005 with two classroom additions since 2005. The high school's campus also includes a sports complex completed in the Fall of 2012. Tea Area Middle School opened in the Fall of 2010 with a classroom addition in Fall of 2011.
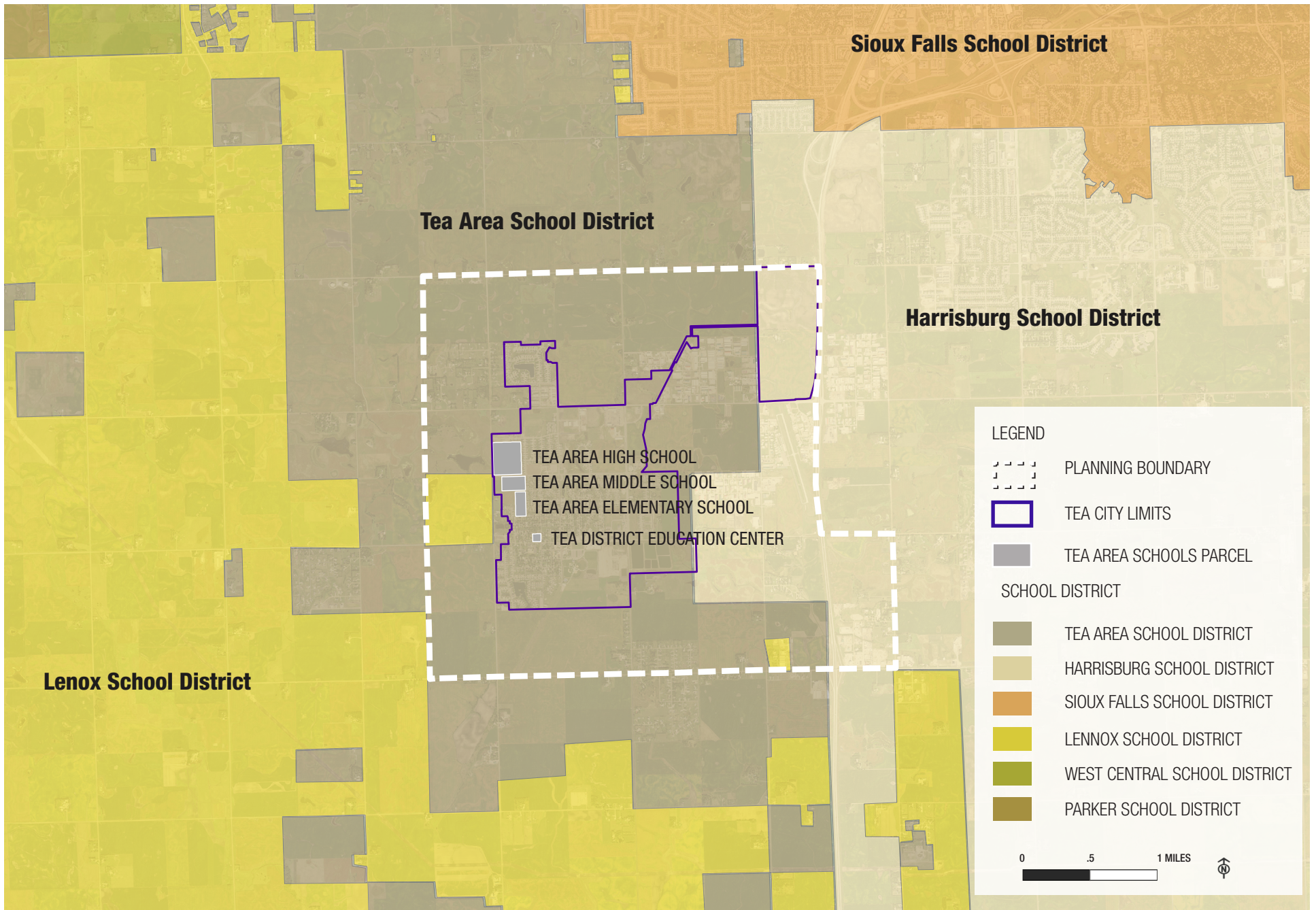
The Tea Area School District has two elementary schools with a third under construction. Legacy elementary was an original building built in the 1960s with a large classroom expansion completed in the Fall of 2016. Frontier elementary opened its doors in the Fall of 2015 servicing the northern part of school district within the city limits of Sioux Falls. The third elementary will begin construction in the Spring of 2018 with a projected opening in the Fall of 2019 in the southern part of the City of Tea.

When communities experience rapid rates of growth, they often experience challenges with service provision such as those previously discussed. School districts face similar challenges when rapid growth occurs. Not only do they have to find ways to fund and construct adequate facilities, but they also have to address attendance boundaries that outline which school children will attend. As development occurs, the city and school district need to work together to ensure that new school locations and potential school sites are considered. The boundaries of the Tea Area School District are shown on Figure 5.1 on the next page.

FIGURE 5.1 - Tea Area School District Boundaries

Sioux Falls School District

Tea Area School District

Harrisburg School District

Lenox School District

TEA AREA HIGH SCHOOL
TEA AREA MIDDLE SCHOOL
TEA AREA ELEMENTARY SCHOOL
TEA DISTRICT EDUCATION CENTER

LEGEND

PLANNING BOUNDARY

TEA CITY LIMITS

TEA AREA SCHOOLS PARCEL

SCHOOL DISTRICT

TEA AREA SCHOOL DISTRICT

HARRISBURG SCHOOL DISTRICT

SIOUX FALLS SCHOOL DISTRICT

LENNOX SCHOOL DISTRICT

WEST CENTRAL SCHOOL DISTRICT

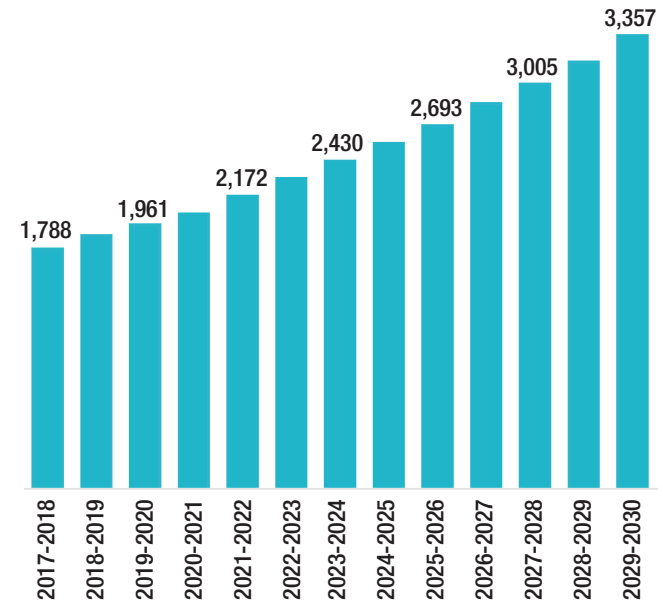PARKER SCHOOL DISTRICT

0   .5   1 MILES

Legacy Elementary School
There are currently two elementary schools located within the Tea Area School District. A third elementary is currently under construction. The picture to the right shows the Legacy Elementary School building entrance. Legacy Elementary School is the first elementary school built in Tea.

FIGURE 5.2 - Tea Area School District Enrollment Projections 2017-2030

Source: Tea Area School District

Financial Obligations

The Tea Area School District has general obligation bonds totaling $21,339,219.30 for the construction of the building projects since 2005. The District recently received voter approval for an additional general obligation bond to build an elementary school building in Tea. The proposed bond for this building is $15,400,000. The board works to keep the annual mill levy for the debt at $4.00/$1,000 or less.

Projected Enrollment

The growth projects for the District are based on historical averages within grade levels, district averages, and the difference in the number of incoming kindergartners compared to the number of seniors who graduated the previous school year. The District's fifteen-year growth average is 7.07% with 5% of that growth due to the difference in the incoming kindergarten class compared to the outgoing senior class. The last three years, the District's growth has slowed to an average of 5.93% with

3% due to the kindergarten compared to senior phenomenon. The District closely monitors the growth within a cohort of students to help project class sizes and facility needs. Historical numbers indicate steady or little change in grade size once a class reaches junior high and high school with the average change during this educational period equaling 1.13%. The growth in the District continues to occur in the elementary grade levels with predictable growth at the middle and high school level based on larger class sizes moving through the District

over time.

In 2017:
- Junior Kindergarten thru 4th grade enrollment is 805 students.

- Fifth thru 8th grade enrollment is 534 students.

- Ninth thru 12th grade enrollment is 432 students.

- The K-12 enrollment is 258% higher than when the District first opened its doors in August of 2003.

The projected Fall enrollment for 2017 is 1790 students. The Tea Area School District is the 16th largest school district in the state of the South Dakota.

District projections indicate an enrollment of 2,900 student in the Fall of 2027.

The District continues to grow, but looks to slow in Fall 2023 as the graduating class size is more closely aligned to the size of the incoming kindergarten class.

Relevant Facts

Tea Area Schools work hard to ensure they are fiscally responsible and future oriented. The district designs their newly constructed buildings so they can easily allow for additions if they need to be expanded due to growth.

Tea Area Schools continue to strive to provide the very best educational opportunities possible for the students and citizens of the school district.

Tea Area Schools are vested in STEM (Science Technology Engineering & Mathematics) initiatives and exposing our students to real life application. In the Fall of 2017, the District was the only South Dakota School District to have Project Lead The Way programing K-12.

Chapter Six

PARKS, TRAILS + OPEN SPACE

Introduction

Parks, trails, and open space have a significant impact on the quality of life offered by a community. This chapter evaluates the existing parks and trails system and the level of service it provides current residents. Then, using population projection estimates, future park demand acre estimates have been calculated. A map showing the existing and future proposed bike path system is also provided.

Existing Parks

Currently, Tea has four parks serving their community. These parks range in size and function as well as geographic distribution. The four parks in Tea are:

• Tea City Park
• Prairie Trails Park
• Howling Ridge Park
• Tea Sports Complex

Parks can be assessed through several measures, but park categories are a common assessment tool.

Neighborhood Parks

Neighborhood Parks typically are 5 to 15 acres. Given Tea's size compared to other areas assessed using this metric, a more appropriate size range may be between 2 to 8 acres. Active recreation is typical on sites with small fields/courts or playgrounds. Passive recreation can also occur via trails for walking, benches for resting, and areas for picnics.

Tea currently has two neighborhood parks: Prairie Trails Park and Howling Ridge Park.

Community Parks

Community Parks tend to be larger parks with a wider service area of residents. The service to the community can come from their size or function. While a community park in a larger area may be between 16-100 acres, for a community the size of Tea, a park like Tea City Park with approximately 9.6 acres can be considered a community serving park. The placement of the swimming pool at this location further emphasizes Tea City Park being a community serving park.

FIGURE 6.1 - Existing Parks, Trails, + Open Space with Future Trails

LEGEND

- PLANNING BOUNDARY
- TEA CITY LIMITS
- CREEK / STREAM
- PARK
- RETENTION POND
- EXISTING BIKE PATH
- U.S. FISH & WILDLIFE PATH
- FUTURE BIKE PATH
- WATERFOWL PRODUCTION AREA

0   .25   .5 MILES
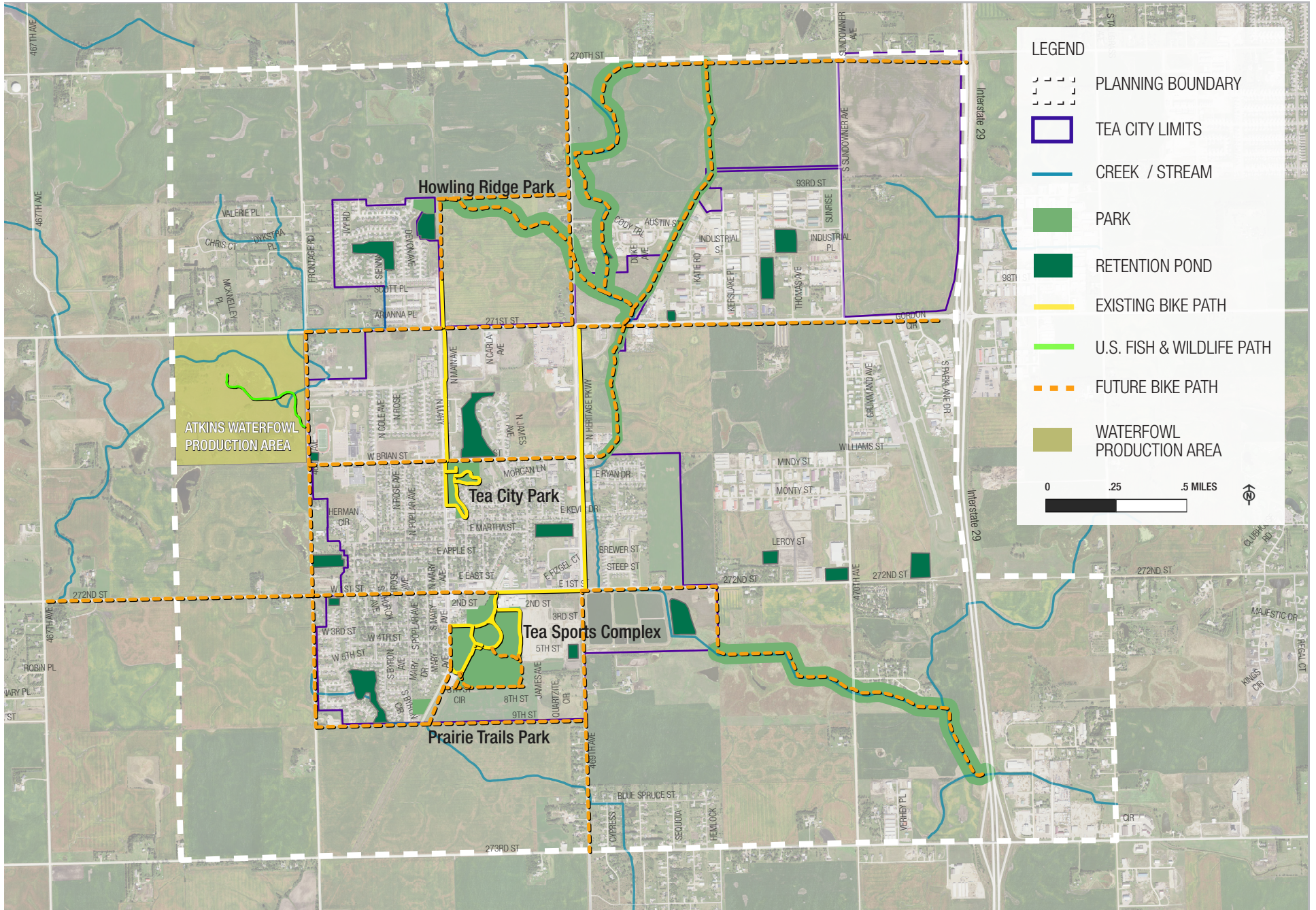
FIGURE 6.2 - Existing Parks + Half-Mile Service Area Buffer

LEGEND

PLANNING BOUNDARY

TEA CITY LIMITS

CREEK / STREAM

PARK

HALF-MILE SERVICE AREA

EXISTING BIKE PATH

U.S. FISH & WILDLIFE PATH

FUTURE BIKE PATH

WATERFOWL PRODUCTION AREA

0   .25   .5 MILES

Howling Ridge Park

ATKINS WATERFOWL PRODUCTION AREA

Tea City Park

Tea Sports Complex

Prairie Trails Park
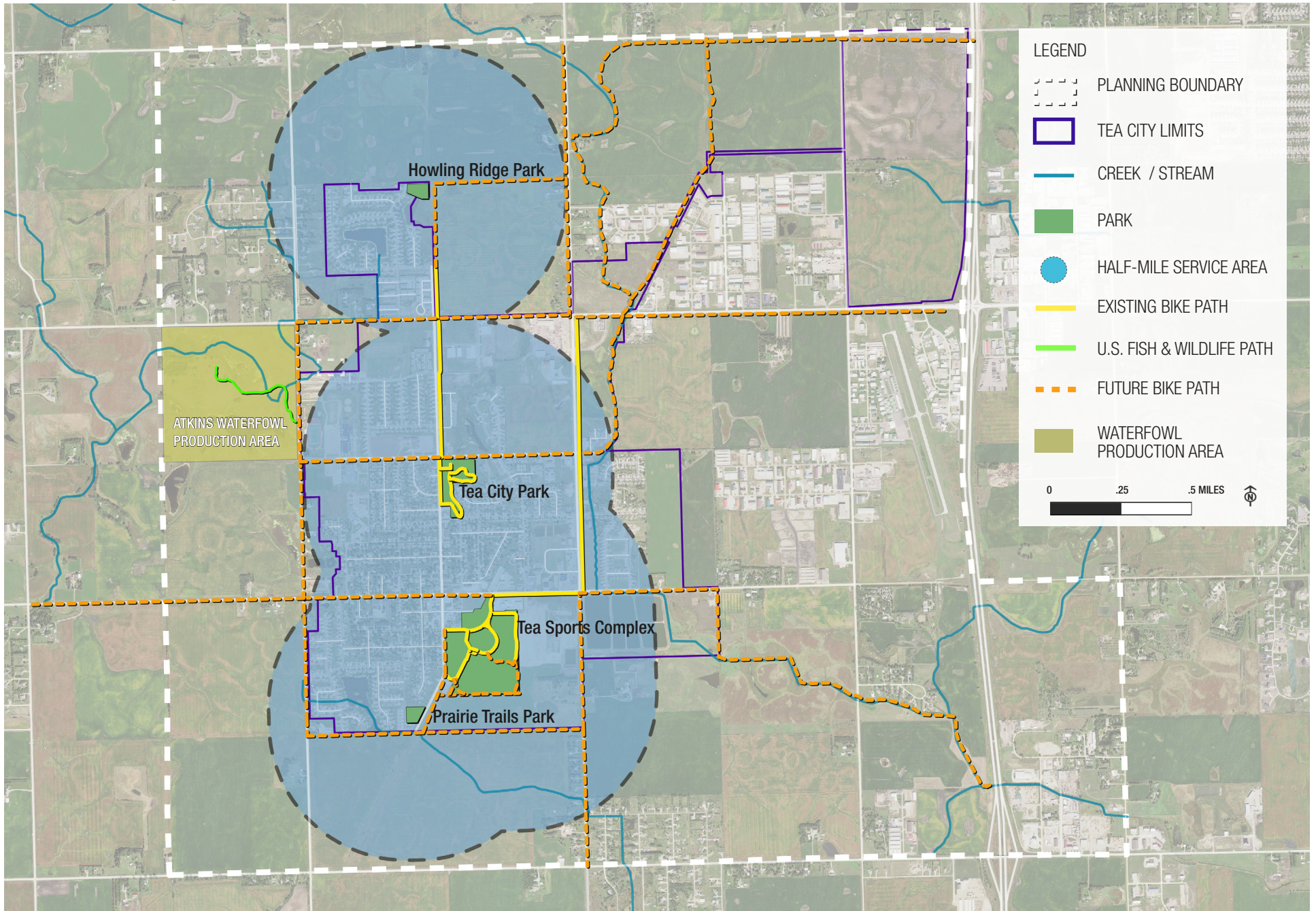
FIGURE 6.3 - Existing Parks - Tea, SD

Park Name	Type	Acres
Tea City Park	Community	9.65
Prairie Trails Park	Neighborhood	2.01
Howling Ridge Park	Neighborhood	2.32
Tea Athletic Complex	Special Use	48.43
	Total	62.40

Source: City of Tea

FIGURE 6.4 - Parks Level of Service (LOS) Analysis

Park Category	Acres	Actual LOS	Recommended LOS		Recommended Acres		Acres Needed	
			Low	High	Low	High	Low	High
Neighborhood	4.32	0.98	1.25	2	5.5	8.9	1.21	4.53
Community Park	9.65	2.18	5.5	8	24.4	35.4	14.70	25.77
Special Use Park	48.43	10.94	---	----	---	---	---	---
Total	62.40	14.09	10.5	---	46.5		0	---

Source: Confluence, with inputs City of Tea, ACS 2011-2015 5-year Estimates, Planner's Estimating Guide, NRPA

Special Use Parks

Special Use Parks are parks where a specialized or single-purpose recreational activity takes place. The areas may be golf courses, zoos, amphitheaters, band shells, or historical areas. In the case of Tea this can also include larger high-activity fields and courts like those present in the Tea Sports Complex. Since the purpose of the special use park will vary considerably with use, there are no typical minimum or maximum acres or service areas for special use parks.

Level of Service Analysis

To assess Tea's park system, a level of service analysis was performed. The level of service (LOS) for a park can be assessed by determining the number of acres per 1,000 residents located in a community of a specific park type.

Different park categories have recommended LOS metrics. Some park types, such as Special Use Parks or Greenways, do not have recommended LOS metrics because the need will vary in a given community.

Using metrics identified by the National Recreation and Park Association and the Planner's Estimating Guide, the LOS of the Tea park system was calculated. The results compared to the recommended LOS is provided in Figure 6.4 above.

Neighborhood Parks

Neighborhood Parks in Tea were assessed using a standard LOS of 1.25 to 2.0 acres per 1,000 residents. Tea's 2015 estimated population was 4,427 and the total neighborhood park acres of 4.32. Based on this metric,

Tea's parks were deemed insufficient for a community of its size with a LOS of 0.98 acres per 1,000 residents. However, given the smaller size of Tea, these standards are perhaps too high.

Community Parks

Community Parks typically have a LOS recommendation of 5.5 to 8.0 acres per 1,000 residents. As with Neighborhood Parks, this is likely too high a standard for a community the size of Tea. Given Tea's population and community park size, Tea is below the standard by between 14.70 to 25.77

acres. While this is likely too high a standard for Tea, it does suggest that Tea could use a larger community park and new neighborhood parks as the community continues to grow.

Total Parkland

The typical standard used to evaluate a park system is 10.5 acres of parks per 1,000 residents. Because the Tea Sports Complex is so large at 48.42 acres, the LOS for total parkland in Tea is high at 14.09 acres per 1,000 residents, exceeding the recommended LOS. If the Tea
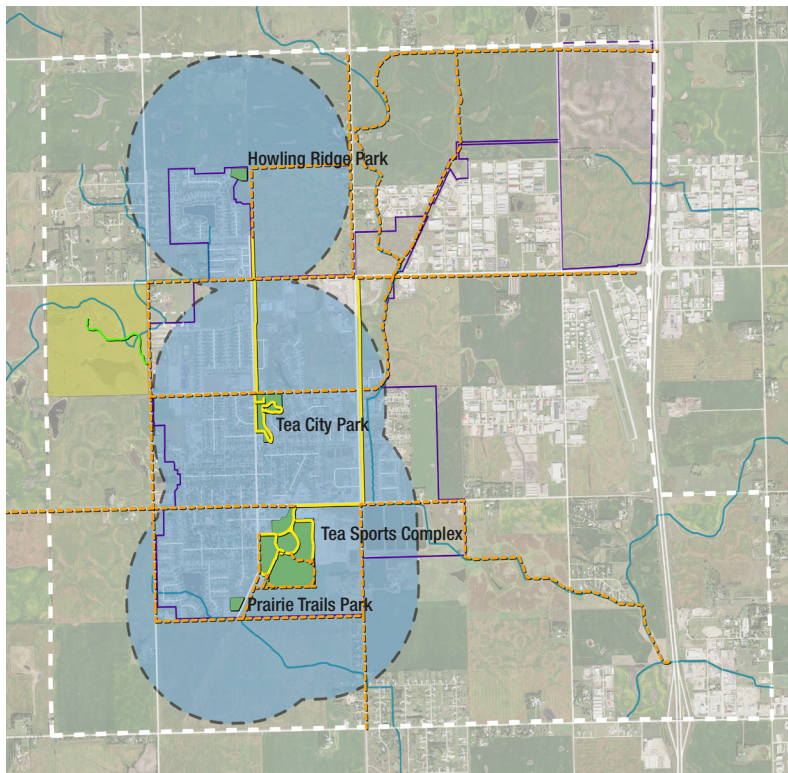
Park Service Area

For Tea, a park service area buffer of one-half mile was selected based on a combination of size and industry standards. Currently, almost all of Tea is geographically served by the park system. As Tea grows, park placement should continue to cover the majority of the community, especially residential areas. A completed park node map with estimated service area boundaries is provided on page 32.

Tea Area Elementary School
The Tea Area Elementary School also provides recreational opportunities for Tea area children. While not an official park, school playgrounds play an important role in the community quality of life.

Sports Complex is removed from the equation, the LOS falls dramatically to 3.16 acres per 1,000 residents. Given that Tea is slightly below the recommended LOS for both Neighborhood and Community Parks, this high LOS is likely superficially high because of the sports complex, but it does suggest Tea is generally well-served by the existing park system.

Park Service Area

To assess the geographic distribution and service area of parks in Tea, a service are of one-half mile for each park was reviewed. Figure 6.2 shows the service area range from each park in Tea. One-half mile was used based on industry standards of one-half to two miles, depending on park type. This service area buffer indicates that almost all of Tea's city limits are within an appropriate distance range from a park. The service area buffer also served to identify park node areas for future parks.

School Playgrounds

School playgrounds are another area in which local Tea children can play and participate in active recreation. The main example of an environment attractive for children's play is the Tea Area Legacy Elementary School located at the corner of Cole Ave and Cherish St in central Tea. There is a playground, open space, and some field/court. Also relevant, are the fields and recreation courts located at the Tea Area High School located approximately one-half mile north of the elementary school.

While these sources of park and open space are more limitedly available than a designated park, they do offer additional recreation and play space for Tea youth and should be considered.

Existing Trail System

In 2009, the City of Tea completed extensive sidewalk expansion and a Safe Routes to School (SRTS) project. This effort to improve safety and make Tea more walkable and bikeable included adding 5.97 miles of sidewalk. Tea completes bike paths in conjunction with road projects and residential development. The first trail mile segment was completed with the Heritage Parkway project and extends from 271st Street/Hwy 106 to 1st Street. Another trail was completed as part of the Tea Athletic

FIGURE 6.5 - 2040 Growth Scenario Park Demand by Category - Tea, SD

Park Category	Existing Acres	Recommended Acres	Needed Acres
LOW GROWTH SCENARIO : 8,500			
Neighborhood	4.32	7.1 to 11.4	2.8 to7.1
Community Park	9.65	31.4 to 45.6	21.7 to 36
Special Use Park	48.4	62.4	13.9
Total Parkland	62.4	59.85 to 80.3	0 to 17.9
MEDIUM GROWTH SCENARIO : 12,000			
Neighborhood	4.32	12.1 to 19.4	7.8 to 15.1
Community	9.65	53.4 to 77.6	43.7 to 68
Special Use	48.4	106.1	57.7
Total Parkland	62.4	101.85 to 136.7	39.5 to 74.3
HIGH GROWTH SCENARIO : 16,000			
Neighborhood	4.32	20 to 32	15.7 to 27.7
Community	9.65	88 to 128	78.4 to 188.4
Special Use	48.4	175	126.6
Total Parkland	62.4	168 to 225.5	105.6 to 163.1

Source: Confluence, with inputs from City of Tea, Planner's Estimating Guide, NRPA

Sports Complex and includes a 2,900-foot segment connecting a residential redevelopment to downtown. Also, various sections of a path on Main Street have been constructed, connecting several neighborhoods to Tea City Park. The remaining sections will be constructed as development occurs.

Another trail available to Tea residents is the U.S. Fish & Wildlife bike path that runs through the Atkins Waterfowl Production Area west of Tea.

Future Trail System

Tea has an ambitious trail system planned to connect most of the Tea community and offer potential regional trail connections. This includes bike paths along the major thoroughfares in Tea. There are also planned routes to connect unincorporated rural subdivisions to the City of Tea. Several of the routes are located along streams banks in the area. All the new trails are connected to each other and the existing trail paths. Future paths can be viewed in Figure 6.2 on page 49.

Approximately 1,100 feet of trail will be constructed in 2018 on South Main Street to future 7th Street, the site of the proposed new elementary school. Additional trails are also planned in the Tea Athletic Sports Complex and along 271st Street from Cole Avenue to Heritage Parkway.

The Sioux Falls Metropolitan Planning Organization is in the process of updating the bike path plan which includes connecting trails from Tea to Sioux Falls trails system. The plan will be completed in Fall 2017.

Park Demand 2020-2040

By using the population projection growth scenarios identified in Chapter 2 Demographics, estimated park acre demands can be calculated. In order to create a range of estimates reflecting the variability of population change, a series of low, medium, and high population growth scenarios can been considered.

For 2040, the following growth scenario totals were used:
• Low: 8,500
• Medium: 12,000

• High: 16,000

Figure 6.5 shows the estimated 2040 demand for parks based on the recommended LOS. For the special use park demand, a recommendation was included based on maintaining the existing LOS offered to Tea residents from the Tea Sports Complex.

To provide several parkland milestone acre estimates, the park demand for low, medium, and high growth scenarios for 2020 and 2030 are

FIGURE 6.6 - 2040 Growth Scenario Park Demand by Category - Tea, SD

2020 - Acres Needed by Park Category - 5,200 / 5,500 / 5,700

Park Category	Existing Acres	LOW GROWTH (Acres Needed)	MEDIUM GROWTH (Acres Needed)	HIGH GROWTH (Acres Needed)
Neighborhood Park	4.3	2.2 to 6.1 acres	4.7 to 10.1 acres	6.3 to 12.7 acres
Community Park	9.6	19 to 32 acres	30.0 to 48.0 acres	37.1 to 12.7 acres
Special Use Park*	48.4	8.5 acres	30.3 acres	44.6 acres
Total Parkland	62.4	0 to 10.9 acres	13.2 to 39.1	26.9 to 57.4 acres

2030 - Acres Needed by Park Category - 7,200 / 8,200 / 9,700

Park Category	Existing Acres	LOW GROWTH (Acres Needed)	MEDIUM GROWTH (Acres Needed)	HIGH GROWTH (Acres Needed)
Neighborhood Park	4.3	2.6 to 6.7 acres	5.9 to 12.1 acres	10.7 to 19.7 acres
Community Park	9.6	20.6 to 34.4 acres	35.5 to 56 acres	56.4 to 86.4 acres
Special Use Park*	48.4	11.7 acres	41.3 acres	82.8 acres
Total Parkland	62.4	0 to 15.1 acres	23.7 to 53.2 acres	63.6 to 106.7 acres

Source: Confluence, with inputs from City of Tea, Planner's Estimating Guide, NRPA
*Acres needed by 2020/2030 to meet the current LOS provided by special use parks

Howling Ridge Park
Howling Ridge Park, Tea's newest park, is one of the two neighborhood parks located in Tea. A large playground provides a source of active recreation for local children.

provided in Figure 6.6 above.

Overall, by 2040, Tea will likely need between 168 to 225 acres of park depending on the population, which is expected to grow somewhere from 8,500 to 16,000. Based on the current 62.4 acres of parkland, Tea will need to add between 105 to 163 acres.

Public Participation
During the public participation phase of the Comprehensive Planning process, several survey questions and survey comments discussed the park system in Tea. The most needed recreation amenity in Tea, per the community survey, are playgrounds, parks, and bike trails. Additionally, there was near unanimous support for more sidewalks, trails, and bike paths in Tea based on survey responses.

In the survey section for general feedback and comments, several comments about the parks were made. Some requested that an additional park be added to the east side of Tea. Also, several comments were made about the need for a larger swimming pool.

Overall, the community survey results indicate there is significant support for park system expansion in the community, especially with regards to an expanded trail system.

Future Park Nodes
While specific parcel-level selection of park space have not been identified, several park nodes have been placed throughout the planning boundary. These nodes represent general areas in which a new park will be needed based on future residential population. Also included are the expected service area buffers of one-half mile around each future park node. The future park nodes and buffers are shown in the map on the next page.

FIGURE 6.7 - Future Park Nodes + Service Area Buffers

Howling Ridge Park

ATKINS WATERFOWL PRODUCTION AREA

HALF-MILE SERVICE AREA

Tea City Park

HALF-MILE SERVICE AREA

Tea Sports Complex

HALF-MILE SERVICE AREA

Prairie Trails Park

LEGEND

PLANNING BOUNDARY

TEA CITY LIMITS

FUTURE PARK NODE

EXISTING SERVICE AREA

FUTURE SERVICE AREA

CREEK / STREAM

PARK

EXISTING BIKE PATH

U.S. FISH & WILDLIFE PATH

FUTURE BIKE PATH

WATERFOWL PRODUCTION AREA

0   .25   .5 MILES

Chapter Seven
COMMUNITY FACILITIES

- -

The staff of the City of Tea's Police and Fire Department work diligently to preserve the health and safety of Tea residents. This chapter overviews their history and efforts as well as identifies possible cooperation efforts that should be explored in the future.

Introduction

As plans are made to build, expand or relocate public facilities, they should be done in conjunction with the Comprehensive Plan and the Capital Improvements Plan. Potential areas for future cooperative efforts should continue to be explored with other public entities.

Fire Facilities

The Tea Volunteer Fire Department is housed in a precast building constructed in 2006. This facility was built in conjunction with the Tea City Hall and meets the needs that the fire department currently has. The facility has adequate room for the larger apparatus, and equipment. There is a growing need for more office space, as the administrative duties become larger. Since the structure is made completely of precast concrete, it can be used as a command center for disasters, and has been used on some occasions as a safe place for residents to be evacuated to.

The fire department's call volume continues to increase. Call volume increases by approximately thirteen percent every year. In 2007, the department responded to 207 calls. Eighty percent of those calls were medical emergencies. In 2017, the department responded to 250 calls. Based on the large percentage of medical related emergencies, a rural ambulance service should be examined as a means to improve emergency response times.

With the continuous increase in call volume, several changes will have to be made in the next five years. There is a current need for a part-time administrator. It takes a minimum of fifteen hours a week from the Tea Fire Chief alone, just to keep up with the current paper work, reports, and budgeting. In addition, the Treasurer of the department volunteers ten hours a week as well to keep the department in financial order.

If the need should arise to have on call personnel living at the current facility, some changes in the current facility would need to take place. A sleeping quarters and living area would need to be constructed.

Police Facilities

The Tea Police Department is housed in a steel building constructed in 1978 and is located on Main Street; the facility's dimensions are 100' x 40' x 12'. At the time the Police department took over the facility, it was adequate to accommodate all equipment and personnel. Since that time larger and more equipment, in addition to more personnel, have been added to support the needs of the growing Tea community. In the future, the City should look at a new facility as part of a downtown revitalization project.

At present the Tea Police Department is comprised of five full-time officers; this number includes the Chief of Police, an Assistant Chief who assists with administrative duties in addition to patrol duties. Four additional certified officers are available for part-time work, which equates to approximately twenty to fifty hours per month. This magnitude of manpower is designated to cover the City with a population of approximately 3,500 people. The Tea Police Department has signed a "mutual assistance" agreement with Lincoln County Law Enforcement to help ease the burden of personnel, ensure adequate coverage and maintain a high level of officer safety while performing tasks within the law enforcement venue.

To maintain the highest level of public safety for Tea in the future it is imperative that the department grows with the community and the security needs that accompany growth. By the year 2015, the City should look at increasing to a minimum of eight full time certified patrol officers and/or contracting with Lincoln County to allow for additional officers at designated high activity times. Additional officers are necessary for anticipated population growth but they would also enhance proactive community policing activities such as DARE and Neighborhood Watch.

FIGURE 7.1 - Existing Police + Fire Facility Locations Map

Tea Police Department

Tea Fire Department

LEGEND

PLANNING BOUNDARY

TEA CITY LIMITS

POLICE DEPARTMENT

FIRE DEPARTMENT

0   .25   .5 MILES

Chapter Eight

NEIGHBORHOOD CONSERVATION

Introduction

Blighted neighborhoods tend to grow into adjacent areas and invite additional deterioration. Visual deterioration gives the impression that nobody cares, creating an atmosphere which may foster crime, antisocial activities and further blight. Declining neighborhoods demand additional health, social and public safety services, weaken the tax base and make activities to promote new economic development in the City more difficult.

Strategies to strengthen and preserve the older residential neighborhoods will maintain the supply of safe, decent, affordable homes and limit the need for costly increases in public services and avoid the need for dramatic revitalization programs. The goals of affordability, variety, safety and preservation are emphasized.

Land Use

Zoning changes to allow multi-family or commercial land uses into older neighborhoods should be carefully analyzed. Conservation of existing single-family homes is encouraged. Commercial uses are ideally limited to businesses which service the neighborhood needs and that have minimal impact on adjacent properties.

Infrastructure

Streets, utilities and public facilities should be maintained and improved on an ongoing basis. Schools and parks contribute to neighborhood stability and should set an example for residential areas in terms of maintenance and appearance.

Property Maintenance

Inspections and enforcement of building and zoning codes, coupled with effective nuisance abatement activities, assist in the prevention of neighborhood decline. Legal assistance through the City Attorney's office is a key component for the effectiveness of these activities.

Chapter Nine

LAND USE

The Land Use Plan component of a Comprehensive Plan helps to define and distribute the preferred layout of a community.

Introduction

The land use composition of a community helps define its character. Tea is a family-friendly community and therefore devotes a significant amount of land to single-family residential. By defining and distributing future land use, the community can help shape its future.

This chapter will review the existing land use in Tea, provide land use definitions, and includes a future land use map for the City's planning area.

Existing Land Use

To assess the land use currently existing in Tea, land parcels were placed into one of the following categories:

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Institutional
- Parks / Open Space
- Vacant / Undeveloped

The land use geographic distribution is shown in Figure 9.1.

Single-Family Residential

Overall, there are approximately 1,038.3 acres of land in Tea's city limits not including street right-of-way. Right-of-way makes up an additional 170.1 acres. The largest existing land use category is Single-Family Residential with 32.1% of acres. This dominant land use category is not surprising given Tea's suburban character, size, and Tea's high number of owner-occupied household units. The single-family residential land use makes up the core of the central and southwestern portions of Tea, with additional single-family residential activity in the northern and easternmost boundaries.

Vacant / Undeveloped

The second highest land use category present in Tea was the vacant/undeveloped land use with approximately 29.5% of land parcels. This high percentage of vacant/undeveloped parcels suggests there is significant land available
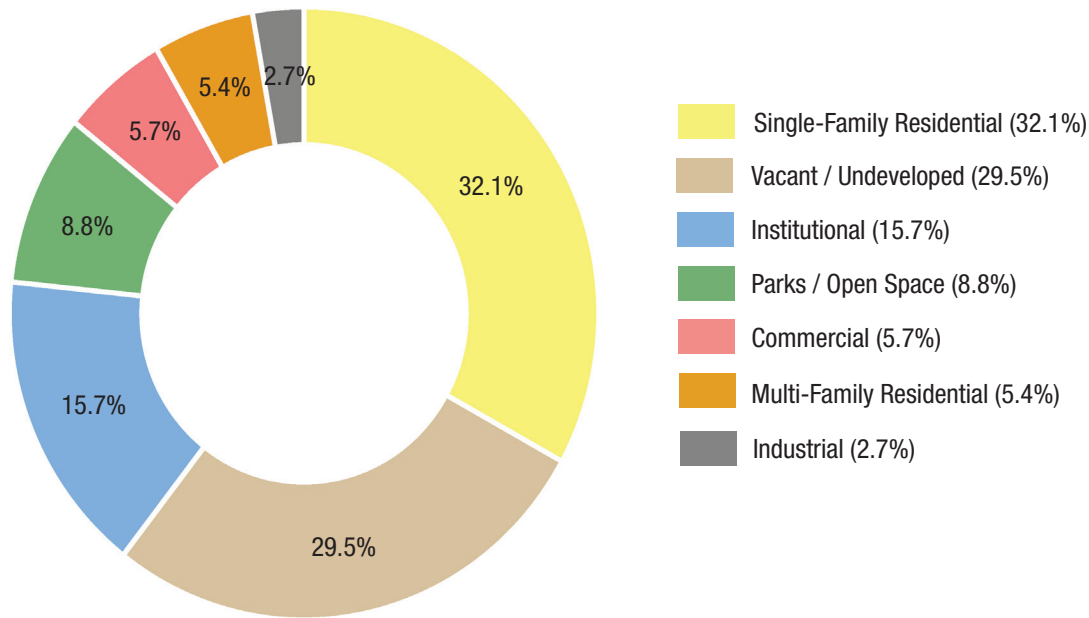
FIGURE 9.1 - Tea, South Dakota Existing Land Use

Legend:
- Single-Family Residential (32.1%)
- Vacant / Undeveloped (29.5%)
- Institutional (15.7%)
- Parks / Open Space (8.8%)
- Commercial (5.7%)
- Multi-Family Residential (5.4%)
- Industrial (2.7%)

FIGURE 9.2 - Existing Land Use Acres + Percents

Existing Land Use	Acre	Percent
Single-Family Residential	333.18	32.1%
Vacant / Undeveloped	306.73	29.5%
Institutional	162.67	15.7%
Park / Open Space	91.88	8.8%
Commercial	59.36	5.7%
Multi-Family Residential	56.03	5.4%
Industrial	28.41	2.7%
TOTAL*	1,038.3	100%

Source: Confluence, with inputs from SECOG, Lincoln County
*Not including public street right-of-way

for development in Tea. There are several vacant/undeveloped lots in the southeastern corner of Tea near the Tea Sports Complex and in the northern area between 271st Street and Brian Street. There is also a large vacant area north of the Tea Area High School.

Institutional
The third highest land use category was institutional. Institutional land use included land owned or occupied by government, educational, or religious organizations. Institutional land uses accounted for 15.7% of Tea land. The largest contributors are the Tea schools and the waste water lagoons in southeast Tea.

Parks / Opens Space
The fourth highest land use category present in Tea was parks and open space. This land use category includes established parks and open space in Tea including areas with retention ponds. Approximately 8.8% of Tea land is dedicated to this use. Parks alone make up 6% of the total amount of land. The largest park in Tea is the Tea Sports Complex located in southern Tea.

Commercial
Commercial land use was the next largest land use category with 5.7% of all land in Tea. This land use category is predominantly located along Main Avenue, 1st Street, 271st Street, and Heritage Parkway.

Multi-Family Residential
Multi-Family Residential land use accounts for 5.4% of total land use in Tea. There are pockets of multi-family residential scattered throughout Tea, with a large number of units north of 271st Street near Main Avenue, on Brian Street, and in Fizgel Court near Heritage Parkway.

Industrial
The smallest land use category in Tea is industrial land. Industrial land makes up 2.7% of Tea land. The two main areas with industrial land are along 1st Street, 271st Street, and Heritage Parkway. Generally, the industrial land is located near undeveloped land. There remain a few instances in which industrial land is near residential land uses, a combination generally viewed as incompatible.

A map of the existing land use of Tea is shown on the next page. The existing land use percentages and the following land use demand estimates were calculated prior to the May 2018 annexation shown in dashed lines in Figure 9.3.

FIGURE 9.3 - Tea, South Dakota Existing Land Use

LEGEND

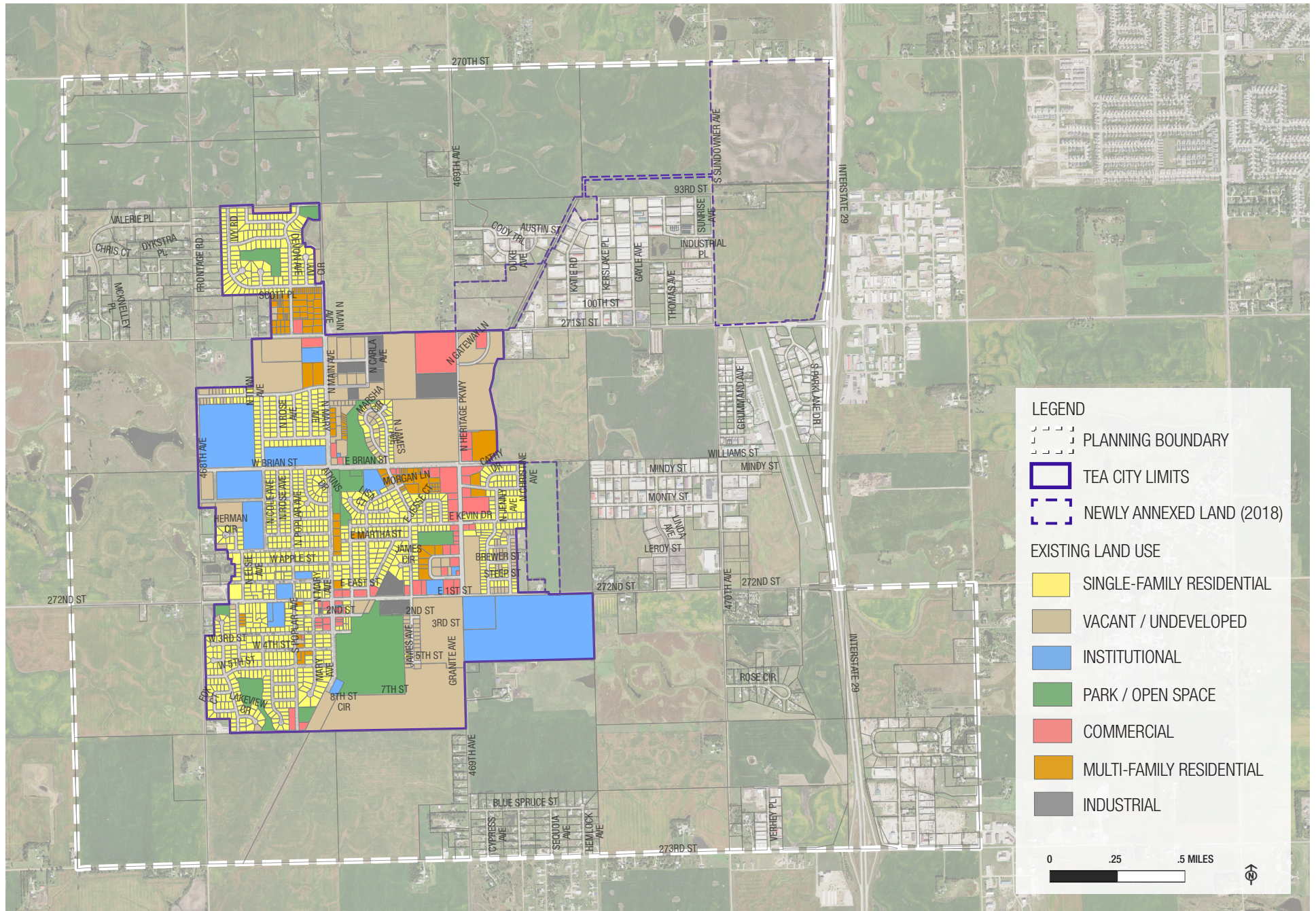- PLANNING BOUNDARY
- TEA CITY LIMITS
- NEWLY ANNEXED LAND (2018)

EXISTING LAND USE

- SINGLE-FAMILY RESIDENTIAL
- VACANT / UNDEVELOPED
- INSTITUTIONAL
- PARK / OPEN SPACE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- INDUSTRIAL

0   .25   .5 MILES

FIGURE 9.4

2040 Low Population Land Use Demand

Existing Land Use	Existing Acre	Demand 2040	Need by 2040
Single-Family Residential	333.18	639.7	306.5
Vacant / Undeveloped	306.7	588.9	282.2
Institutional	162.67	312.3	149.7
Park / Open Space	91.88	176.4	84.5
Commercial	59.36	114.0	54.6
Multi-Family Residential	56.03	107.6	51.5
Industrial	28.41	54.6	26.1
TOTAL	1,038.3	1,993.5	955.2
Additional Right-of-Way Acres Needed (~14%)			133.7
Existing Developed Land Estimate in Planning Area			1,100
LOW GROWTH 2040 TOTAL ACRES			**2,188.9**
Planning Boundary Growth Area Acre			5,978.8

Source: Confluence, with inputs from SECOG, Lincoln County

2040 Medium Population Land Use Demand

Existing Land Use	Existing Acre	Demand 2040	Need by 2040
Single-Family Residential	333.18	903.1	570.0
Vacant / Undeveloped	306.7	831.4	524.7
Institutional	162.67	441.0	278.3
Park / Open Space	91.88	249.0	157.2
Commercial	59.36	160.9	101.5
Multi-Family Residential	56.03	151.9	95.8
Industrial	28.41	77.0	48.6
TOTAL	1,038.3	2,735.0	1,776.1
Additional Right-of-Way Acres Needed (~14%)			248.7
Existing Developed Land Estimate in Planning Area			1,100
MEDIUM GROWTH 2040 TOTAL ACRES			**3,124.7**
Planning Boundary Growth Area Acre			5,978.8

Source: Confluence, with inputs from SECOG, Lincoln County

2040 High Population Land Use Demand

Existing Land Use	Existing Acre	Demand 2040	Need by 2040
Single-Family Residential	333.18	1,204.2	871.0
Vacant / Undeveloped	306.7	1,108.6	801.8
Institutional	162.67	587.9	425.3
Park / Open Space	91.88	332.1	240.2
Commercial	59.36	214.5	155.2
Multi-Family Residential	56.03	202.5	146.5
Industrial	28.41	102.7	74.3
TOTAL	1,038.3	3,646.6	2,714.2
Additional Right-of-Way Acres Needed (~14%)			380.0
Existing Developed Land Estimate in Planning Area			1,100
HIGH GROWTH 2040 TOTAL ACRES			**4,194.2**
Planning Boundary Growth Area Acre			5,978.8

Source: Confluence, with inputs from SECOG, Lincoln County

Future Land Demand

Future demand for land use by category was determined under the assumption the density and demand for each land use would continue at the same ratio as the population grew. If the same acres per population is extended based on low, medium, and high population growth scenarios, the 2040 demand for land use by acres can be calculated.

There is a significant amount of vacant land currently in Tea. The number was extended into the future for consistency, but will likely develop over time. Also considered, was the acres required for street right-of-way (around 14% on the city's current total land area) and the land already developed within the growth boundary (around 1,100 acres).

The total demand for acres was calculated including the needed acres (demand minus existing), previously developed land acres, and right-of-way required acres.

In a low growth scenario, Tea would need around 2,188.9 additional acres to accommodate the growth. This represents approximately 36.6% of the planning boundary growth area.

In a medium growth scenario, Tea would need to develop approximately 3,124.7 acres. This represents approximately 52.3% of the planning boundary growth area.

In a high growth scenario, Tea would need to develop approximately 4,194.2 acres, which is 70.2% of the planning boundary growth area. However, 801.8 acres of land is dedicated to vacant/undeveloped land in this scenario, much of which could be developed.

Overall, the planning boundary growth area appears to be an appropriate size to handle any of the three possible future growth scenarios. The high growth scenario would possibly bring Tea close to exceeding the planning boundary growth area, but this scenario would also require very significant growth over the next twenty-five years.

Another variable to consider, is the impact of density and housing unit type. If Tea began to build at a higher density, the amount of land needed to develop would decrease. Also, if the ratio of owner to renter-occupied units begins to change toward more renter-occupied or multi-family units, this would also impact the amount of land needed to accommodate a higher population.

FIGURE 9.5 - 2020-2040 Population + Household Estimates

Population Estimate	Low	Medium	High
2020	5,200	5,500	5,700
2030	7,200	8,200	9,700
2040	8,500	12,000	16,000
Estimated Household Units	Low	Medium	High
2020	1,771	1,873	1,941
2030	2,452	2,792	3,303
2040	2,894	4,086	5,448

Source: Confluence, with inputs from U.S. Census Bureau

FIGURE 9.6 - Household Type Percent

Household Type	Percent of Population	Average Household Size
Owner-Occupied	78.9%	3.16
Renter-Occupied	21.1%	2.29

Source: U.S. Census Bureau 2015 Estimate

Future Housing Demand

Future demand for housing was also calculated separately by unit type: owner and renter-occupied. For the sake of simplicity, owner-occupied units were assumed to be single-family houses and renter-occupied units multi-family units.

The estimated acre per unit by housing unit type was calculated by dividing the number of single-family and multi-family acres of land by the estimated number of units in owner-occupied (single-family) and renter-occupied (multi-family) units in Tea. The number of units for owner and renter-occupied was estimated for future low, medium and high growth scenarios in Tea by assigning 80% of people to owner-occupied and 20% to renter-occupied then dividing by the average household size.

The number of additional acres needed was calculated by multiplying estimated future households by the average acres/unit. Need is the difference between demand and existing acres.

FIGURE 9.7 - 2040 Housing Demand by Growth Scenario

Growth Scenarios	Low	Medium	High
Population Estimate	8,500	12,000	16,000
Average Household Size	Low	Medium	High
Owner-Occupied Units	3.16	3.16	3.16
Renter-Occupied Units	2.29	2.29	2.29
Housing Unit Estimate	Low	Medium	High
Owner-Occupied Units	2,151.9	3,037.9	4,050.6
Renter-Occupied Units	742.4	1,048.03	1,397.4
Average Acres / Unit	Low	Medium	High
Owner-Occupied Units	.30	.30	.30
Renter-Occupied Units	.14	.14	.14
Total Acre Demand Estimate	Low	Medium	High
Owner-Occupied Units	648.64	915.72	1,220.96
Renter-Occupied Units	101.97	143.95	191.93
Existing Acres	Low	Medium	High
Owner-Occupied Units	333.2	333.2	333.2
Renter-Occupied Units	56.0	56.0	56.0
Acres Needed by Unit Type	Low	Medium	High
Owner-Occupied Unit	315.46	582.54	887.78
Renter-Occupied Unit	45.94	87.92	135.91
Total Acres Needed Estimate	Low	Medium	High
Total Acres	361.39	670.47	1,023.69

Source: Confluence, with inputs from U.S. Census Bureau, Lincoln County

Land Use + Zoning Districts

A land use map serves as a guide, helping to direct where certain uses should occur. Land use classifications provide a means for describing preferred use of land within the community and serve as a basis for zoning decisions.

Tea currently has the following zoning districts:

- Natural Resource Conservation District
- R-1 Residential Single-Family District
- R-2 Residential Multi-Family District
- R-3 Residential Manufactured Housing District
- Central Business District
- General Business District
- Light Industrial District
- Heavy Industrial District

Several new zoning districts are proposed to allow for more specific and guided development within Tea for Tea:

- Urban Reserve District
- RSF-1 Low Density Single-Family Residential District
- RSF-2 Medium Density Single-Family Residential District
- R-3 High Density Residential District
- RM Manufactured Housing District
- Neighborhood Commercial District
- Downtown Commercial District
- Highway Commercial District
- Mixed Use Commercial
- Cluster Mixed Use District
- Arterial Corridor Overlay District

Figure 9.8 : Zoning Compatibility Matrix

Comprehensive Plan Land Use Category	NRC: Natural Resource Conservation District	UR: Urban Reserve District	R-1 : Residential Single-Family District	RSF-1 : Low Density Single-Family Residential District	R-2 : Residential Multi-Family District	RSF-2 : Medium Density Single-Family Residential District	R-3 : Residential Manufactured Housing District	R-3 High Density Residential District	RM : Manufactured Housing District	NC : Neighborhood Commercial District	DC : Downtown Commercial District	CB : Central Business District	GB : General Business District	HC : Highway Commercial District	MUC : Mixed Use Commercial	LI : Light Industrial District	H1 : Heavy Industrial District	CMU : Cluster Mixed Use District	AC : Arterial Corridor Overlay District
Agricultural / Open Space	C	C	P	P															
Single-Family Residential	C	C	C	C	P	P													
Medium Density Residential	P	P	C	C	C	C	P	P	P										
High Density Residential			P	P	C	C	C	C	C										
Regional Commercial										C	C	C	C	C	C			C	C
Neighborhood Commercial										C	C	C			C			P	
Mixed Use Neighborhood										C	C	C			C			P	
Mixed Use Community										C	C	C	C	C	C			C	C
Employment Center										P	P	P	C	C	C	C	P	C	C
Industrial													P	P		C	C		P
Institutional	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parks + Recreation	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

District = Proposed new zoning district
C = Compatible zoning district
P = Partially compatible zoning district

Using the Matrix

The matrix on the previous page shows how the proposed future land use categories relate to the current and proposed new zoning districts. The C mark indicates the zoning district and land use category are compatible and the P mark indicates the land use and zoning district are partially compatible. As land is annexed into Tea, this matrix will help identify appropriate zoning districts based on the prescribed future land use for the area. This process may also help identify comprehensive plan updates required if land use and desired zoning are incompatible.

Future Land Use Definitions

In creating the future land use plan map, a list of updated land use definitions was created. The new land use categories include:

• Agriculture / Open Space
• Single-Family Residential
• Medium Density Residential
• High Density Residential
• Neighborhood Commercial
• Regional Commercial
• Mixed Use Community
• Mixed Use Neighborhood
• Employment Center
• Industrial
• Institutional
• Parks + Recreation

Agriculture / Open Space

Typical uses include land devoted to agricultural use or crop production and very low-density residential development as well as areas of land significantly impacted by wetlands or floodplain, and areas of natural tree cover. Residential dwellings should be limited to no more than 1 dwelling unit per 20 acres.

Single-Family Residential

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 4 dwelling units per acre of land. All lots for development must include public or private street frontage. Development in this area may include religious, educational, and other institutional uses and structures as well as public and private parks and recreational areas and facilities.

Medium Density Residential

This land use category is designated for single family dwelling units that are attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and row-houses. Densities range from 5 to 10 dwelling units per acre of land. Uses may also include single family detached dwellings; 'tiny home' developments (planned communities with single family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational and institutional uses and structures; and public and private parks and recreational areas and facilities. This land use category can serve as a transition between low-density and high-density land uses.

Land Use Definitions

High Density Residential

This land use category is for multifamily dwelling units attached both horizontally and vertically with two or more dwelling units, typically referred to as apartments or condominiums. Densities should range from 6-18 dwelling units per acre of land. Individual units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single family dwellings; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and facilities.

Community Commercial

This land use category is for local retail and office uses and intended to serve the daily retail needs for the City's residents. Retail buildings are typically 1 story tall and less than 50,000 sq. ft. in size for single-tenant buildings and less than 100,000 sq. ft. in size for multi-tenant buildings. Sites are 5-20 acres in size. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic on neighboring residential uses, and accommodate pedestrian and bicycle circulation as well as vehicular access.

Land Use Definitions

Regional Commercial

This land use category is designated for large-scale retail and entertainment uses typically located along high traffic corridors and intended to serve the entire community and motoring public as well as attract customers from outside of Tea. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.
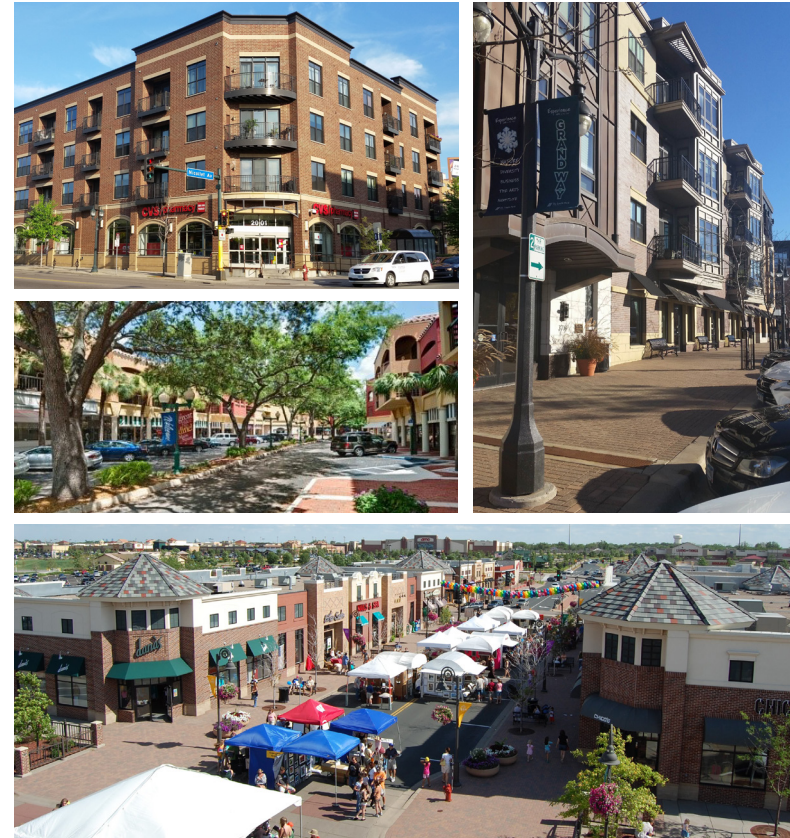
Mixed Use Community

This land use category is for land that is to be developed at a higher, urban density, with single or multi-story mixed-use or single-use buildings that may include a combination of multifamily residential, retail, and office uses. Retail and office uses are typically located on the first floor (street level) with multifamily residential dwelling units located on the upper floors. Buildings should be 2 to 4 stories in height with parking shared among uses and provided on-street and off-street within surface parking or structure parking located within, under, or to the rear of the building. Site and building design should be pedestrian scaled and focused and include outdoor plazas, seating and gathering areas, and bicycle facilities. Auto-oriented uses such as gas stations, convenience stores, fast-food restaurants, and other uses with vehicle drive-up and drive-thru service should be discouraged. Sites are generally 1 or more acres in size and may have 20+ dwelling units per acre.

Land Use Definitions

Mixed Use Neighborhood

This land use category is intended for smaller scale mixed-use developments focused along major roadways and key intersections. Consistent with the Mixed Use Community definition, land within the Mixed Use Neighborhood should be developed at a higher, urban density, with single or multi-story mixed-use or single-use buildings that may include a combination of multifamily residential, retail, and office uses. Retail and office uses are typically located on the first floor (street level) with multifamily residential dwelling units located on the upper floors. Buildings should be 2 to 4 stories in height with parking shared among uses and provided on-street and off-street within surface parking or structure parking located within, under, or to the rear of the building. Site and building design should be pedestrian scaled and focused and include outdoor plazas, seating and gathering areas, and bicycle facilities. Auto-oriented uses such as gas stations, convenience stores, fast-food restaurants, and other uses with vehicle drive-up and drive-thru service should be discouraged.

Business Park

This land use category is intended for larger scale employment and business activities including professional offices; corporate campuses; medical centers and hospitals; research and development and testing facilities; light manufacturing and assembly (no food or animal products, chemicals, or other materials or processes that produce an odor are permitted); and indoor warehousing, shipping, distribution facilities with outdoor storage limited to licensed and operable commercial vehicles, semi-trucks and semi-trailers, and box trucks and vans; and shipping containers. Site sizes can range from small single user building lots to large facilities. Limited support retail uses (including restaurants, hotels, office supply stores, coffee shops, and dry-cleaners) may be allowed to support office and industrial uses within this land use category.

Land Use Definitions

Industrial

This land use category includes large scale assembly of goods and materials processing and may include outdoor storage. Uses may also include those uses allowed within Employment Center. Industrial uses are generally located away from urban residential areas. Areas reserved for this type of land use are typically not compatible with other areas of lower intensity use.

Institutional

This land use category includes governmental, education, and religious land uses as well as public recreational uses such as golf courses and aquatic centers.

Land Use Definitions

Parks + Recreation

This land use category includes land set aside for parks, public open space, and recreational facilities. Parks & Open space areas may be open to the public, including passive or active recreational amenities and land that is unsuitable for development.
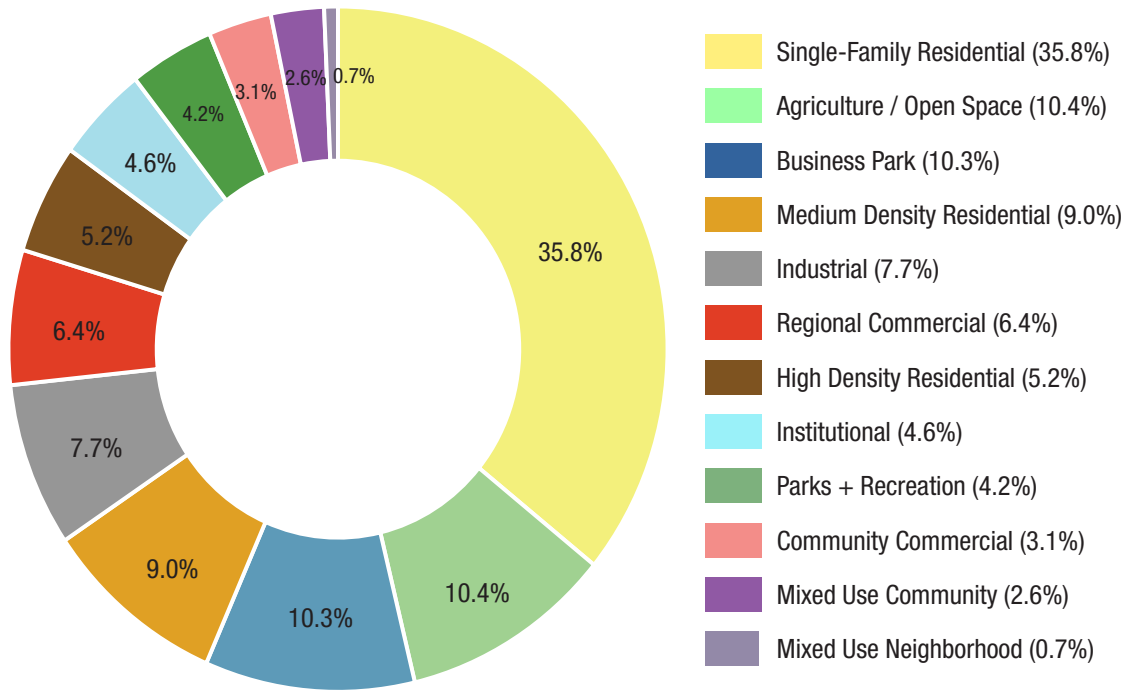
FIGURE 9.9 - Future Land Use Map Composition

Legend:
- Single-Family Residential (35.8%)
- Agriculture / Open Space (10.4%)
- Business Park (10.3%)
- Medium Density Residential (9.0%)
- Industrial (7.7%)
- Regional Commercial (6.4%)
- High Density Residential (5.2%)
- Institutional (4.6%)
- Parks + Recreation (4.2%)
- Community Commercial (3.1%)
- Mixed Use Community (2.6%)
- Mixed Use Neighborhood (0.7%)

FIGURE 9.10 - Future Land Use Acres

Future Land Use	Acre	Percent
Single-Family Residential	1,989.8	35.8%
Agriculture / Open Space	578.1	10.4%
Business Park	571.6	10.3%
Medium Density Residential	501.2	9.0%
Industrial	430.3	7.7%
Regional Commercial	353.3	6.4%
High Density Residential	288.8	5.2%
Institutional	253.4	4.6%
Parks + Recreation	231.8	4.2%
Community Commercial	172.0	3.1%
Mixed Use Community	144.4	2.6%
Mixed Use Neighborhood	37.4	0.7%
TOTAL	5,552.2	100%

Source: Confluence, with inputs from SECOG, Lincoln County

Future Land Use Map

A future land use map was created using the new land use categories defined on the previous pages. The future land use map is meant to portray the ideal vision of land use distribution in the Tea planning boundary. All land in the Tea planning boundary including land within the city limits was assigned a future land use category. These future land use categories will help guide growth and development in Tea through the year 2040.

Many different factors are considered when developing the future land use map including:

- Community Needs and Desires
- Utility and Sewer Service
- Existing Land Uses
- Existing Zoning and Land Use Plan
- Existing and Future Roadways
- Floodplain Boundaries
- Annexation Boundaries
- Landforms
- Streams, Rivers, and Natural Habitats
- Current Growth Patterns

The percent breakdown of land use is shown above in Figures 9.9 and 9.10. The most prevalent land use category was Single-Family Residential with 35.8% of the planning area.

Future Residential areas in Tea are spread mainly in the central, eastern, and southern portions of the planning area. A mix of single-family, medium, and high-density housing land uses have been placed in these areas. The predominant residential land use remains single-family residential as is currently in Tea. Multi-family and higher density residential land uses were strategically placed in transition areas to create a buffer between single-family and more intense uses such as commercial or employment areas.

The commercial and retail areas of Tea are mainly located along main thoroughfares in central and Tea and in the northeast and southeast areas of the planning boundary near Interstate 29.
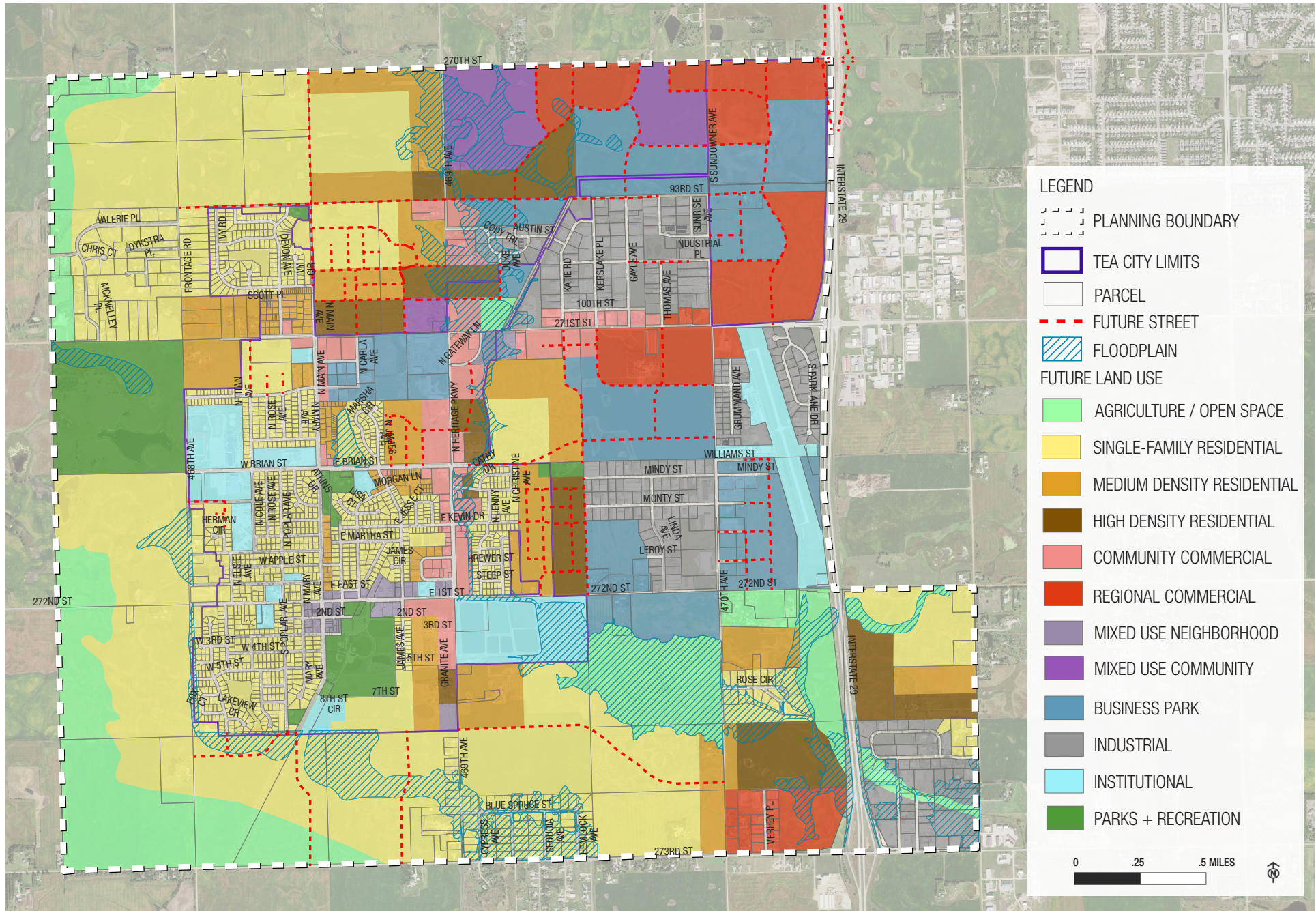
Employment areas, industrial, and other potential employment locations are generally located between the existing Tea city limits and the interstate.

Some areas of the planning boundary have been designated agriculture/open space. This include some land in the 100-year floodplain and areas outside of sewer basins boundaries.

Future land use category locations are not static and can be changed over time during annual or other updates to the Comprehensive Plan.

FIGURE 9.11 - Future Land Use Map - Tea, South Dakota

LEGEND

PLANNING BOUNDARY

TEA CITY LIMITS

PARCEL

FUTURE STREET

FLOODPLAIN

FUTURE LAND USE

AGRICULTURE / OPEN SPACE

SINGLE-FAMILY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

COMMUNITY COMMERCIAL

REGIONAL COMMERCIAL

MIXED USE NEIGHBORHOOD

MIXED USE COMMUNITY

BUSINESS PARK

INDUSTRIAL

INSTITUTIONAL

PARKS + RECREATION

0   .25   .5 MILES

Chapter Ten

GROWTH AREA ANALYSIS

The Growth Area Analysis section provides a description of the future growth areas divided by the time periods 2018-2025, 2026-2035, 2036-2045, and 2045+. Each growth area time period is discussed alongside the water and sewer infrastructure expansion that would need to accompany the development.

Introduction

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 Tea and Lincoln County with a guide to land use decisions and direct implementation through the zoning and subdivision regulations. Map 7 illustrates all growth areas by the anticipated annexation/infrastructure expansion date.

It is appropriate to note that rezoning requests (and other development approvals) for land uses not consistent with the Future Land Use map (Map 6), except for previously established and approved land uses, should not be considered until the Comprehensive Plan has been amended, as necessary, to provide for such land uses. In those cases where development requests are not consistent with the Plan but represent a benefit to the community, the City should process such requests and Plan amendments concurrently and in a timely fashion. In addition, the Future Land Use map is not the community's official zoning map. It is a guide for future land use patterns. The Future Land Use element and all other aspects of the Comprehensive Plan are implemented primarily through development regulations (e.g., zoning and subdivision regulations). Text of the zoning regulations and its corresponding map determine which specific development requirements apply to a particular property.

Development Patterns for Future Growth

2018-2025 Growth Area

This Growth Area primarily consists of various locations adjacent to the 2017 City Limits:

1. South: SE ¼ of Section 34 and the SW ¼ of Section 35 in T100N-R51W

Development in this area is anticipated to grow following the completion of the Boulder Addition (established in 2015) and the expansion to the City's Athletic Park and Tea Area School District (planned opening in 2019) adjacent to S Main Avenue. Expansion of the City's water & Sewer facilities will likely coincide with the installation of 9th Street along the ¼ line bounding the northern limits of this area. Due to the topography of this portion of the City, a sanitary lift station may be required to facilitate development.

2. North: The SE ¼ of Section 23 and all of Section 24 in T100N-R51W
The W ½ of Section 19 in T100N-R50W (west of Interstate 29)

Extension of N Main Avenue toward the ¼ line (93rd / Quintin Street) and planned improvements to the 271st Street arterial corridor (Infrastructure Improvement Priority Project 1) in 2018 will improve access and provide utility connections to this area and is anticipated to encourage residential, commercial, and general business development.

3. Northeast: Section 24-T100N-R51W and the W ½ of Section 19 in T100N-R50W (west of Interstate 29)

Expansion of the City's sewer utility and the 2017 proposal of the Bakker Landing commercial & industrial development adjacent to Interstate 29 is anticipated to encourage additional growth in the surrounding area. A potential interstate interchange at the 270th / 85th Street crossing may also expedite development in the northeast limits of the City's future growth area. Infrastructure improvements to CR 106 and 470th/Sundowner Avenue will require coordination with Lincoln County. Development of this area will support the need to implement Infrastructure Improvement Priority Project 3.

4. East: Pinnacle Estates & the Hagedorn Industrial Park Additions

The Pinnacle Estates residential development was first proposed to the City of Tea in 2017. This addition would be located east of Ceylon Avenue, between Brian Street and 1st (272nd) Street in the SW ¼ of Section 25-T100N-R51W.

Development in this area, including the existing industrial park in the SE ¼ of Section 25 is anticipated to drive the expansion of water and sewer facilities east toward 470th/Sundowner Avenue, corresponding with Infrastructure Priority Project 2.

Additional areas adjacent to the named locations previously described are also included in the 2018-2025 Growth Area to account for the potential annexation and development of land within reasonable extents for the growth period. A majority of this additional area consists of agricultural land and rural industrial parks (Hagedorn, Kerslake, and Southwest Industrial Parks). The agricultural properties may be annexed into the City of Tea, and retain their Ag usage as Rural Service Districts until the desired development requires re-zoning.

2026-2035 Growth Areas

This growth area relies on the development and associated infrastructure (road & utilities) expansion of surrounding areas previously described for the 2018-2025 growth area.

1. South: SE ¼ of Section 35 and SW ¼ of Section 36-T100N-R51W

The development of this portion of the City will rely on the development and improvements to W 9th Street (1/4 Section Line) and Heritage Parkway (Section Line, 469th Avenue). Additional improvements to the rural residential development – the Blue Spruce Addition may also be incorporated into this growth area.

2. West: SE ¼ of Section 27 and NE ¼ of Section 34-T100N-R51W

Development of this portion of the City will rely on utility and road infrastructure improvements to W 1st Street (CR 106 – 272nd Street) and 469th Avenue, including drainage improvements in the surrounding area. City and/or developer coordination with the US Fish & Wildlife Service for development adjacent to the Atkins Waterfowl Production Area (WPA) located in the NE ¼ of Section 27 is also anticipated.

3. North: N ½ of Section 25-T100N-R51W and the NW ¼ of Section 30-T100N-R50W

Development in this segment of the City is anticipated to grow following improvements to the two adjacent Arterial roadway corridors: CR 106 and 470th/Sundowner Avenue. The segment of land adjacent to Interstate 29 includes the Marv Skie / Lincoln County Airport.

2036-2045 Growth Area

This growth area will accommodate additional expansion of adjacent growth areas and is anticipated to primarily consist of residential zones mixed with smaller portions of commercial or industrial when in proximity to arterial roadways or Interstate 29.

1. Northwest: N ½ of Section 23 and the E ½ of Section 22 in T100N-R51W

The 270th / 85th Street Corridor along the northern boundary of this area is the confluence of the City of Tea and City of Sioux Falls' planning areas. As each City expands, this area is expected to attract development due to the proximity to the arterial roadway corridor.

The existing rural residential developments – Country View & Delapre Estates - adjacent to 468th Avenue may be annexed into the City and provided with municipal utility service.
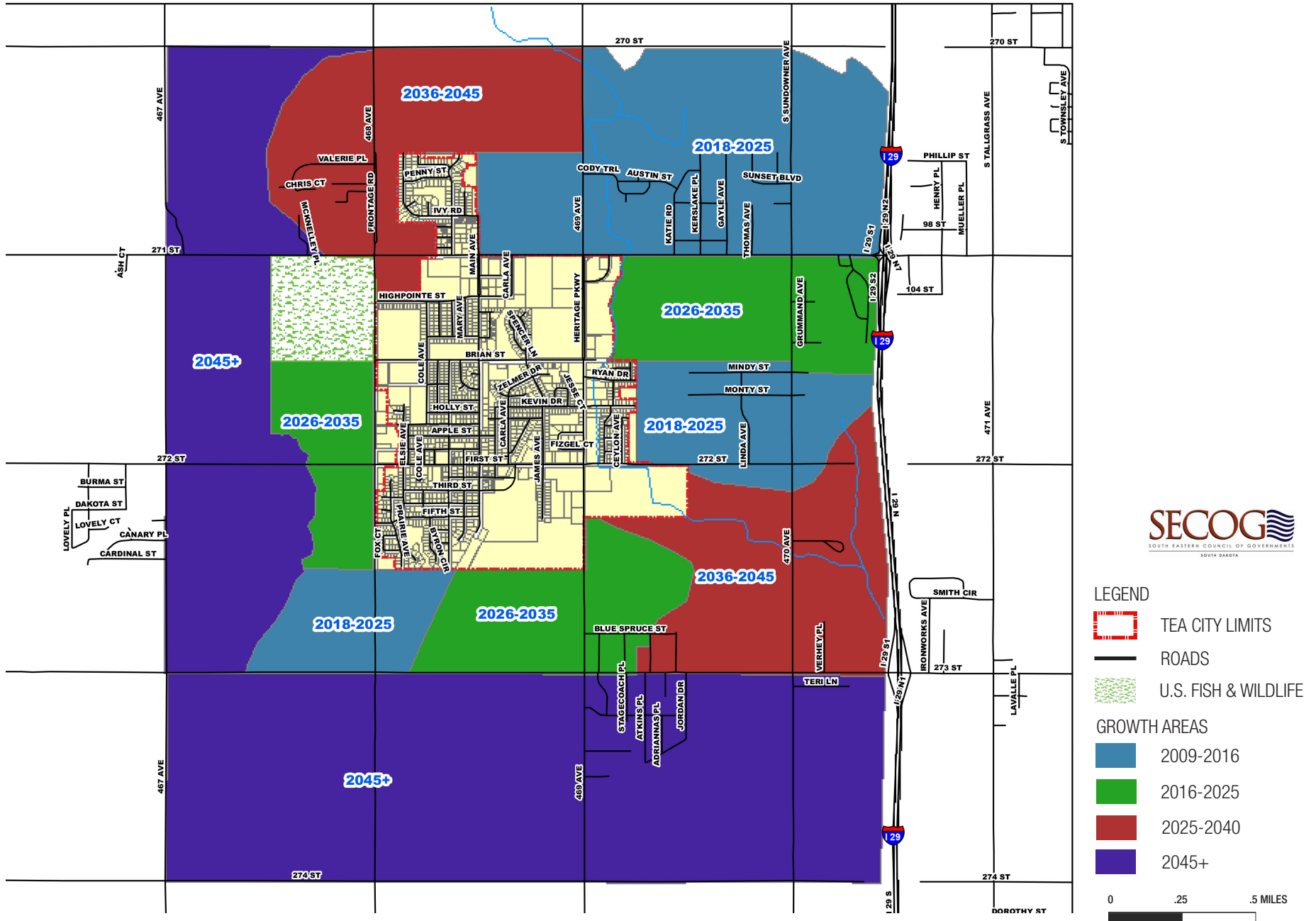
2. Southeast: E ½ of Section 36-T100N-R51W and the W ½ of Section 31-T100N-R50W

2017 FEMA mapping identifies a large portion of this area as Floodplain and/or Floodway for Nine Mile Creek. Revisions to the floodplain limits by FEMA or as a result of proposed development will determine the appropriate use of the land within or adjacent to the Floodplain boundary. For areas outside the Floodplain limits, this area is expected to consist of single family residential use toward the south and general business parks and other commercial use near the arterial corridors and Interstate 29.

2045+ Growth Area

In 2017, land use within this growth area primarily consisted of cultivated land for agricultural use. The extents of this growth area are identified within this plan as they are located within the City's platting jurisdiction. Proposed development within this area, regardless of land use or zoning, will be reviewed by the City and coordinated with the Lincoln County to ensure future expansion of the City's utility and roadway infrastructure can be accommodated with limited impact to those properties or businesses.

FIGURE 10.1 - Growth Areas - Tea, South Dakota

LEGEND

- ☐ TEA CITY LIMITS
- — ROADS
- ▒ U.S. FISH & WILDLIFE

GROWTH AREAS

- 🟦 2009-2016
- 🟩 2016-2025
- 🟥 2025-2040
- 🟪 2045+

0   .25   .5 MILES

PLANNING POLICY FRAMEWORK

Introduction

Tea has adopted this Comprehensive Plan to provide a framework for specific future 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 growing 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 Tea ought to involve the public, other governmental agencies and elected officials throughout the planning and implementation phases.

Growth Management Strategy

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 and policies provide direction for future planning and municipal activities for the City of Tea and the contiguous planning area.

Goal 1 - Focus New Development within Existing City Limits Area

Objective 1 - Allow development within existing sanitary sewer and drainage basins as detailed by the future land use map and prescribed in Chapter 10: Growth Area Analysis.

Policy 1 - Determine growth areas most accessible to sewer hookups.

Policy 2 - Discourage growth in areas not suitable for sewer hookups.

Objective 2 - Allow compact and contiguous urban growth within corporate limits

Policy 1 - 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.

Policy 2 - Strip commercial development is discouraged. Commerce centers should not be developed in a linear strip along a roadway nor be completely auto oriented. Avoid scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access and proper water/sewer systems.

Policy 3 - Require that properties served by public utilities be located within the City.

Policy 4 - Maintain an addressing system that creates consistency for safety and convenience of businesses, visitors and local citizens.

Policy 5 - Establish an area-wide approach to cooperatively manage future growth including municipal and county governments, school districts, townships and other public utility providers.

Policy 6 - For newly developing areas, transitional uses (such as offices or commercial uses) should develop between industrial and residential uses. In redeveloping areas, lesser setbacks may be acceptable due to the existing conditions, as long as industrial zoning does not get closer to existing.

Policy 7 - Commerce Centers should develop as compact clusters or hubs with appropriate site design features to accommodate shared parking, ease of pedestrian movement, minimize impacts on adjacent areas and possess a unique character.

Objective 3 – Enhance the character, identity and historic preservation of the community.

Policy 1 - Guide new development with urban design amenities that enhance community aesthetics and local identity.

Policy 2 - Protect historic dwellings and other architecturally significant buildings from incompatible development and encourage rehabilitation and reuse for the redevelopment of historic buildings.

Policy 3 - Develop a downtown revitalization plan to include a lifestyle center with patio seating, landscaping, parking, lighting and art walk. Possibly create a TIF/BID district to help fund this project. Possible themes for the lifestyle center:

- Lifestyle and wellness retail (wine and cheese store, health food store, etc.)
- Community gathering place businesses (tee, coffeehouse, etc.)
- Retailers that celebrate local (candy shops, etc.)
- Stores that entertain (museum, restaurant, etc.)
- Unique destination retailers (one-of-a-kind businesses, etc.)
- Stores that celebrate local arts (local products sold, etc.)

Goal 2 - Direct New Growth into Designated Future Growth Areas

Objective 1 - Establish development patterns/requirements for each of the described Growth Areas.

Policy 1 - Review and revise, on an as needed basis, those specific development patterns established under Chapter IX – Growth Area Analysis.

Goal 3 - Construct and Upgrade the Major Streets System to Handle New Growth

Objective 1 - Enhance the current road system to provide optimum traffic mobility

Policy 1 - Because road reconstructions, resurfacings and other related projects are funded by a limited budget, it is incumbent upon the City Council to evaluate the need for various improvements and appropriate annual funds accordingly.

Policy 2 - Collector street development is the responsibility of the developer.

Policy 3 - Adopt a developer agreement to facilitate construction and formalize the developer's obligation to provide specified facilities.

Objective 2 - Minimize ingress and egress onto major roadways

Policy 1 - Utilize driveway access points off of local roads rather than arterials whenever feasible so as to alleviate congestion from heavily traveled roads.

Objective 3 - Complete projects to enhance the safety of the transportation system

Policy 1 - Develop sidewalks in all areas of the community to create safe neighborhoods by requiring developers to construct or assessing landowners at the directive of the City.

Policy 2 - Work with the City of Sioux Falls to develop a transit system that connects retail centers and hospitals.

Objective 4 - Study the impacts of the West Side Corridor

Policy 1 - Develop sidewalks in all areas of the community to create safe neighborhoods by requiring developers to construct or assessing landowners at the directive of the City.

Goal 4 - Improve Community Services for All Residents of Tea

Objective 1 - Improve public services and buildings

Policy 1 - Upgrade the City of Tea Police Department facility as part of a downtown revitalization project.

Policy 2 - Increase the present number of full-time certified police officers to a total of at least six within the next ten years.

Policy 3 - Construct a new recreation/community center.

Policy 4 - Construct a Teapot Museum to increase tourism.

Policy 5 - Investigate options to have an ambulance service based in the City of Tea.

Policy 6 - Develop an emergency response plan with Lincoln County Emergency Management, the City of Sioux Falls Fire & Rescue and local businesses.

Objective 2 - Improve park and recreation opportunities for all citizens

Policy 1 - Expand the existing ball diamonds to accommodate future recreational opportunities for a growing population; consider the inclusion of soccer fields.

Policy 2 - Expand the existing bike path with consideration toward connection with the Sioux Falls recreational system.

Policy 3 - Promote the planting of trees within corporate limits.

Policy 4 - Create a formal garden with an amphitheater for outdoor events.

Policy 5 - Consider the feasibility of establishing a city golf course.

Policy 6 - Increase the number of youth activities offered by the City.

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

Objective 1 - Encourage agriculture to remain the dominant land use activity

Policy - Only agricultural uses will be allowed in the City's agricultural zones.

Objective 2 - Discourage scattered residential, commercial, or industrial development

Policy 1 - Work with Lincoln County to ensure all proposed development within Tea's growth areas are annexed and serviced with municipal utilities.

Policy 2 – Discourage rezoning until municipal utilities are available.

Policy 3 - Submit a request to Lincoln County for sole zoning authority within the 2009-2016 Growth Area.

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.

Land Use Planning Strategy

Goal 1 - Ensure the Health and Safety of Citizens

Objective 1 - Separate structures for health and safety

Policy 1 - Sideyard setbacks will comply with fire code separation for residential, commercial and industrial structures.

Policy 2 - Ensure buildings and structures do not encroach on residential building air space.

Policy 3 - Ensure that all prescribed FAA regulations regarding structure heights in and around airport approach zones are adhered to and enforced.

Objective 2 - Design lots and blocks to emphasize cost efficiency and community values.

Policy 1 - Review the lot and block designs based upon subdivision design standards.

Policy 2 - Utilize the zoning and subdivision regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact upon a residential living environment.

Policy 3 - In reviewing development proposals, the City should consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision, particularly since these are all important qualities of the community.

Policy 4 - Protect property values with proactive code enforcement.

Objective 3 - Provide adequate visibility at intersections and driveways for all streets.

Policy 1 - Ensure that structures and fences do not obstruct the view of intersecting traffic.

Objective 4 - Design major streets to emphasize mobility and safety.

Policy 1 - Preserve adequate right-of-way for future arterial traffic routes and collectors.

Policy 2 - Maintain a policy of safe speed limits for all collectors and arterial roads; limit the number of stop signs or stop lights to maintain an even traffic flow.

Policy 3 - Ensure single-family developments and other low intensity uses have driveway access off local or collector streets and not off major streets; arterial streets should have limited access.

Policy 4- Require development of a consistent collector street system as indicated by the Major Street Plan.

Goal 2 - Protect Natural Resources

Objective 1 - Retain runoff with open natural drainage systems.

Policy 1 - Any development should be platted to incorporate as much natural drainage as possible.

Policy 2 - Utilize open space such as parks or backyards to help naturally drain new developments.

Objective 2 - Create greenways and linear open spaces within floodplain areas.

Policy 1 - Discourage residential, commercial and industrial development within floodplain areas as identified by the Federal Emergency Management Agency (FEMA).

Objective 3 - Design around significant wetlands

Policy 1 - Encourage development to utilize and maintain wetlands as a part of the natural drainage basin.

Objective 4 - Limit development in areas with poor soils and high water table.

Policy 1 - Require further investigation by the developer prior to allowing new development to occur in areas with soil limitations as identified by the Natural Resources Conservation Service (NRCS).

Goal 3 - Enhance the Visual Quality of the City

Objective 1 - Separate industrial and residential uses.

Policy 1 - Do not allow industrial development near residential developments.

Policy 2 - Encourage siting of industrial uses in incorporated areas.

Objective 2 - Soften the look of all uses to enhance the community's image as an attractive place.

Policy 1 - Front and rear setbacks will provide reasonable separation for residential living.

Policy 2 - Encourage development to comply with land use location and design criteria described in Chapter 9: Land Use.

Policy 3 - Use landscaping to establish visual and physical boundaries between parking lots and roads.

Objective 3 - Encourage the appropriate siting and concentration of uses and structures that can clutter the landscape.

Policy 1 - Allow manufactured homes to be placed in residential areas that are aesthetically consistent with site-built homes.

Policy 2 - Allow manufactured homes to be placed only in manufactured home parks that do not resemble a site-built home.

Policy 3 - Home occupations will be allowed as long as there is no substantial change in the residential nature of the home.

Policy 4 - Allow appropriate fences that do not obscure peoples' view.

Policy 5 - Allow signs of an appropriate size relative to the lot size and limit their numbers.

Objective 4 - Create a transition from commercial to residential uses

Policy 1 - Require the use of berms, fences and additional setbacks as measures to create an appropriate transition to single-family uses.

Policy 2 - Increase architectural standards on all commercial buildings.

Policy 3 - Create a Highway Commercial Overlay District to maintain quality architecture, landscaping and increased setbacks.

Goal 4 - Enhance Tea's Quality of Life

Objective 1 - Provide a community atmosphere that is family-friendly, diverse, and one that creates a sense of belonging and pride.

Policy 1 - Encourage development within Tea that creates and supports a healthy and diverse community.

Policy 2 - Through policies and development regulations that are consistent with state and federal laws, limit land uses and activities that may result in harmful secondary effects to the community, such as crime, vandalism or neighborhood deterioration.

Policy 3 - Increase participation in the Tea Neighborhood Watch Program.

Objective 2 - Provide assistance and support to the Tea School District.

Policy 1 - Maintain a positive and mutually beneficial working relationship with the school district.

Policy 2 - Assist the school district in identifying and acquiring lands for future facilities.

Goal 5 - Work Actively with Other Government Entities to Provide Cost-Effective, Quality Services and Facilities

Objective 1 - Work with Lincoln county and the City of Sioux Falls on sustainable growth ventures.

Policy 1 - Establish an agreement with Lincoln County to prevent development of lands within the identified growth areas prior to annexation.

Policy 2 - Work with the City of Sioux Falls to develop a shared vision and acceptable boundary for both entities.

Policy 3 - Work with Lincoln County to supplement law enforcement activities within the City of Tea.

Chapter Twelve
PLAN IMPLEMENTATION

Chapter 12 identifies ways in which the City of Tea can work to implement the goals and strategies outlined within this Comprehensive Plan.

Introduction

The best possible way to implement a comprehensive plan is to utilize all of the administrative tools available in order to influence development in a positive manner. There are many tools that can be utilized, including zoning regulations, subdivision regulations, policy plans, capital improvements plans, annexation studies and well-rounded community involvement.

Local Governing and Advisory Boards

The key players in the implementation of a Comprehensive Plan are the Planning Commission and City Council. It is the duty of the governing body to encourage progress by utilizing all tools available, so orderly growth and development can take place. With public input, the Planning Commission and the City Council can create a balance between industry, commerce and housing, and can utilize all of the resources available to facilitate civic improvement.

Local Regulatory Tools

Perhaps the most widely utilized administrative tools are the zoning and subdivision regulations. It is essential to revise either or both of these documents when they conflict with the Comprehensive Plan. It is especially important to create a cooperative agreement between Lincoln County and the City of Tea to insure the Tea urban growth area is developed as the Comprehensive Plan recommends.

Annexation

If the orderly growth of Tea is to continue over the planning period, it is essential the City continue an active annexation program. The boundaries for providing municipal services should generally coincide with the corporate limits. Areas designated by the land use plan as future growth areas of the City should be annexed in advance of major development. This policy will assure that sufficient development land to accommodate the future growth of the urban areas is maintained. The City of Tea may also require pre-annexation agreements and assurances for the completion of minimum improvements prior to annexation.

APPENDIX

COMMUNITY SURVEY RESPONSES

Please add any additional comments, thoughts, or ideas about the Tea Comprehensive Plan Update:

Need a park on the east side!!!!!

They need to pave the road behind the schools, try to get some more restaurants, and fast food places, and things for kids to do.

I believe many families would also benefit from a small type of department store that offers basic clothing, diapers, toiletries, toys, etc. like a Shopko Hometown . More community events as well, such as a Fourth of July bike parade, a Christmas tree lighting ceremony, old fashioned harvest festival, etc. A bike trail around the city and away from the main roads, perhaps on the old section of railway that is "left" through those trees. An extension to the current pool with greater depth. A city/school auditorium for concerts and plays. A revitalization of old main street. A focus on planting more trees or on becoming a tree city. Bringing all these things that allow us to function as a community that's not so dependent on Sioux Falls. There is so so much potential!!!!

Tea is lacking in shopping area & food. Doesn't really matter We Love it here for our family!

The community leaders seem very stuck up and unapproachable. We need people who are out and involved in the community.

Need to repair the street corner of Elsie near the elementary school. The drainage in that area is terrible. The gutters in the street do not work. The water pools in that area all the time creating a huge safety issue for kids in the winter when it freezes.

Pretty good place to live. Thank you for working to improve our town.

I think a trail that went all the way through tea from the very

north part to the ball diamonds would be nice.

Would benefit Tea if the City employees and government would be more friendly and outgoing in the community.

I'd like to see fewer apartments and multi-family dwellings built.

High taxes are the only thing that would make us move back to SF

We need a great family friendly sports bar like the Sportspage used to be

We need something other than the steak house. We could use a Chinese restaurant.   More indoor sports facilities. Gym time is impossible to get.

Low taxes. We are higher in Tea than in Sioux Falls

Coffee shops, pool, more stores, less apartments and condos, get permanent housing

Enough of the warehouses! It's so unappealing to drive into town and you see is a junkyard and industrial buildings. We could have a beautiful small town but it seems we turn a blind eye. Pave the road outside of the high school.

The speed limits are very interesting. Some roads with no houses it is 35 and others with residential and kids playing is 45.

Lower city taxes

Less apartments more housing to help with the high taxes in tea.. Major reason to think about leaving tea is the taxes compared to other communities

New drainage on corner of Heritage and Brian on the northwest corner at stoplight when facing east. The snow dumped on the field causes an ice hazard between the gas station and the

field and is unsafe!

Help the school build a Performing Arts Center

Run the bike trail west of town 2 miles And pave the road on the west side of the high school soon.

No more low income housing, larger community pool and add on to existing schools instead of building new ones.

We need a good burger restaurant that is not old and dirty like the tea steakhouse.

More bike and walking trails only if they are maintained during the winter. No one likes walking through a foot a snow. Community trash pickup days would be nice and more options to get rid of trash and unwanted household items.

More through streets/better layout. Streetlights.

Pave the gravel road west of the high school

Too many poor people = too much crime. Tea Police are terrible.

Zoning on north Main Street doesn't seem to impart the aesthetic we'd like to see.

The property taxes are far too high, and the water pressure is too weak. If it doesn't get better, I may consider moving to Sioux Falls. Other than that, I love Tea!

Upgraded infrastructure, competitive wages to keep workers in Tea

Stop the low income housing sections at the entrance to every housing development this is an eyesore to the beautiful developments that are being created.

Fast Food (Taco John's, etc.)

COMMUNITY SURVEY RESPONSES

Tea is a wonderful place to live. But there is nothing for kids to do here. When I say "kids" I mean teenage kids. Would be nice to have something

Gravel road west of the high school needs to be paved!!!!!! Please, stop building townhouses. They are so crowded and make Tea a temporary place to live for so many people. I think Tea's best thing it has going for it is that the lot sizes are large. You lose that feel with townhouses, and they look very tacky. I understand that they are putting these up in areas where others probably don't want to develop, but it gets to be such a clustered mess. Also, the drainage problems right off of 271st and the North side of town by TeaTots needs to be addressed. Tea is such a wonderful town and has a great variety of parks. The crowding in the swimming pool makes me concerned for my children's safety, but I love that Tea has a pool that is good for young children (depth wise). Thanks for making Tea a great place to live!

More housing developments. Lots are few and far between

Want to keep small town feel. If people want tons of growth and a larger town then they should look at living in SF.

More flash flooding control

Tea is a wonderful place for families with school aged children. The entire town runs around the school schedule. However, as a family without kids we find no opportunities geared to bringing people together outside of school-type or kid activities. We have to go to Sioux Falls for all of our entertainment.

Work to lower taxes for home owners.

Bike path to Sioux Falls

I know it's somewhat off-topic, but the education costs here are killing us.

Tea needs semi fast food and not sit down or entertainment

because of proximity to SF. Tea needs bigger companies to spread the tax burden over more growth without additional bodies.

We need a community center to build events around. We are too scattered...industrial separate from city hall...separate from main street

Stop building apartments and multi family housing, we have enough already. It is filling up our schools faster than we can build them.

We need some good qualified teachers! Better school system and park and rec department.

Stop building apartments!!!! Strain on our resources and tax base!

No more low income housing.

I live on East steep street. A nearby park would be nice as we are raising kids. But very happy

If Tea could get rid of the drug use in town, it would be a very comfortable place to live. I feel that more community events are needed to keep the small town feel. Tea pot days are looked forward to, but that's only once a year.

More houses not apartments.

Your list of businesses seems limit to what we already have. We need fast food and a drug store. We need more jobs that aren't blue collar.

Property taxes jump every year, eventually it will cost you growth and population.

A public park near South East part of town, would be nice, near City Hall.

We have enough apartment buildings. Drainage problems. Pool expansion.

Be open to the idea of more business and look at bringing more entertainment for all ages concerts maybe a place for kids to hang out all ages pool hall or arcade juice bar

Having a golf course south of the baseball fields would enhance the sports complex in Tea.

Love tea!

Tea is a community built around the short commute to Sioux Falls. If Tea finds ways to get commuter to travel to in town fast food, business, or shopping. Tea economics will grow.

Too many homes that aren't kept up (need of a beautification council, people need to take pride in there town & keep it looking nice), too many low income housing

Fix side walks and better street lights

Create jobs which creates business which lowers taxes which creates more jobs which creates more business which lowers taxes.

Too many stray cats roaming Tea

Stray cats affecting appeal of city

We need good jobs. Also the School system needs to get better. A high paid Superintendent with poor test scores is a bad combination. Our ACT test scores are the worst in the metro area. NOT GOOD.

There is an over abundance of rental living which attracts young people but heavily burdens the school system and increases taxes for new schools. Taxes are high here.

Would benefit from a unique destination/entertainment (museum, art/science center, performing arts, community

learning, outdoor recreation etc), that doesn't compete with Sioux Falls.

Would love to see another option or few for sit down restaurant/ sports bar. Runnings store would be awesome. Hotel needs an events hall connected or next to it

Fixing drainage throughout the town would be great, adding on to the pool, a rec center for open basketball and maybe indoor batting cages, probably have enough apartments, lower taxes

Road repair, lots of potholes.

Drainage problems!!!! With 1 inch of rain and melting snow and one care can barely go through the road. Basketball hoops at all the parks. There are enough apartments.

Tea needs more restaurants. Fast food and sit down. When Tea hosts an event, there aren't enough eating places and we lose this business to Sioux Falls.

Safer places to ride bikes would be a huge improvement in our opinion. Also, a larger swimming pool--in part to accommodate the large use by daycares. We never go to the pool until after 3 because it's so crowded. My kids nicknamed it the bobbing pool. Because of this we are planning to get a pool pass in S.F. this summer. We would rather keep our spending local!

Growing too fast, school can't keep up. Water drainage problems. Apartments, apartments, and more apartments.

Tea definitely has a water drainage problem. I would be nice if the pool was a larger so older kids could use it. I also think that Tea is devaluing the town by continuing to build more and more apartments.