

Tea

Comprehensive Plan
2030

*Prepared by the South Eastern Council of Governments at the direction of
the Planning and Zoning Commission and City Council of Tea, South Dakota*

ACKNOWLEDGMENTS

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

City Council

Mayor: John Lawler

Council Members: Brian Fowlds, Sidney Munson, Herman Otten, Joe Weis, Chuck Ortmeier,
Nathan Peterson

Finance Officer: Dawn Murphy

Planning and Zoning Commission

Chairman: Delayne Parlet

Board Members: Stan Montileaux, Jan Clary, Rick Baker, Loren Speer

Planning and Zoning Administrator: Kevin Nissen

The South Eastern Council of Governments prepared this document under the direction of the Planning and Zoning Commission and City Council of Tea.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF TEA,
AS PROVIDED FOR IN SDCL 11-6.**

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 2030, 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 the surrounding area.

Now therefore, be it resolved by the Tea City Council, that the Comprehensive Plan for the City of Tea through the year 2030 be hereby adopted and effective twenty (20) days after publication of the Plan's summary and notice of adoption.

Adopted this _____ day of _____, 2009.

Signed: John Lawler
Mayor, City of Tea

ATTEST:

Dawn Murphy
Finance Officer, City of Tea

Publication Date: _____

Effective Date: _____

I. INTRODUCTION

A. PURPOSE, AUTHORIZATION AND ADOPTION

1. PURPOSE OF THE COMPREHENSIVE PLAN

There are three primary purposes of this document:

- (1) To provide the Planning Commission and City Council with policies for future planning decisions and the methods and justification to control land use through the zoning and subdivision ordinance, the capital improvements program, and other enforcement controls.
- (2) To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments; and
- (3) To address the planning requirements of state law while also providing a sound and logical basis for city growth management strategies; and

Additionally, there are six supplemental purposes of this document:

- (1) To improve the physical environment of the community as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting, efficient and to protect investments.
- (2) To promote the public interest (the interest of the community at large) rather than the interests of individuals or special interest groups within the community.
- (3) To facilitate the democratic determination and implementation of community policies on physical development.
- (4) To effect political and technical coordination in community development; to be effective, coordination must occur across governmental jurisdictions (county, school, township, etc.).
- (5) To inject long-range considerations into the determination of short-range actions.
- (6) To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

2. AUTHORIZATION UNDER STATE LAW

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

3. DEVELOPMENT AND ADOPTION

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

4. AREA OF PLANNING JURISDICTION

The City of Tea shall, under South Dakota statutes, have the authority to control development within the corporate limits of Tea.

B. INTERGOVERNMENTAL CONSIDERATIONS

A comprehensive plan affects not only those living in the study area, but also (to some extent) those living and working throughout the Tea area. As a result, the City Council has requested input from the Lincoln County Planning Commission, the Marv Skie-Lincoln County Airport Manager, the Tea Economic Growth & Development, Inc. and the Tea School District.

C. APPROPRIATE USE OF THE COMPREHENSIVE PLAN

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

D. PREVIOUS COMPREHENSIVE PLANNING ACTIVITIES

This document is meant to be an update to the Tea 2025: A Comprehensive Plan for Community Development. The effective date of that document was September 2, 2003.

II. DEMOGRAPHIC CONDITIONS

A. GENERAL DEMOGRAPHY

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

Year	Population	% Increase
1960	188	NA
1970	302	60.64
1980	729	141.39
1990	786	7.82
2000	1,742	121.63
2008 (Census Estimate)	3,761	115.90

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

	Tea	Lincoln County	South Dakota
1990 Population	786	15,427	696,004
2000 Population	1,742	24,131	754,844
% Change	121.63%	56.42%	8.45%
Median Age	28.2	33.2	35.6

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

	0-19	20-54	55-74	75 & Over	Total
2000	666	963	91	22	1,742

United States Census trends from 1970 to 2000 indicate a noticeable increase in the 0-19 category (roughly 245%). In addition, Tea is becoming a “younger” community, with over two-thirds (68%) of the community being 34 years of age or younger. What follows are some highlights regarding Tea’s phenomenal demographic trends.

- 38% of Tea residents are 19 or younger
- Nearly ¼ (24.1%) of Tea’s residents are from 25 to 34 years of age (this is indicative of an increase in the amount of young families)
- Over half (55%) of Tea’s residents are between the ages of 20 and 54

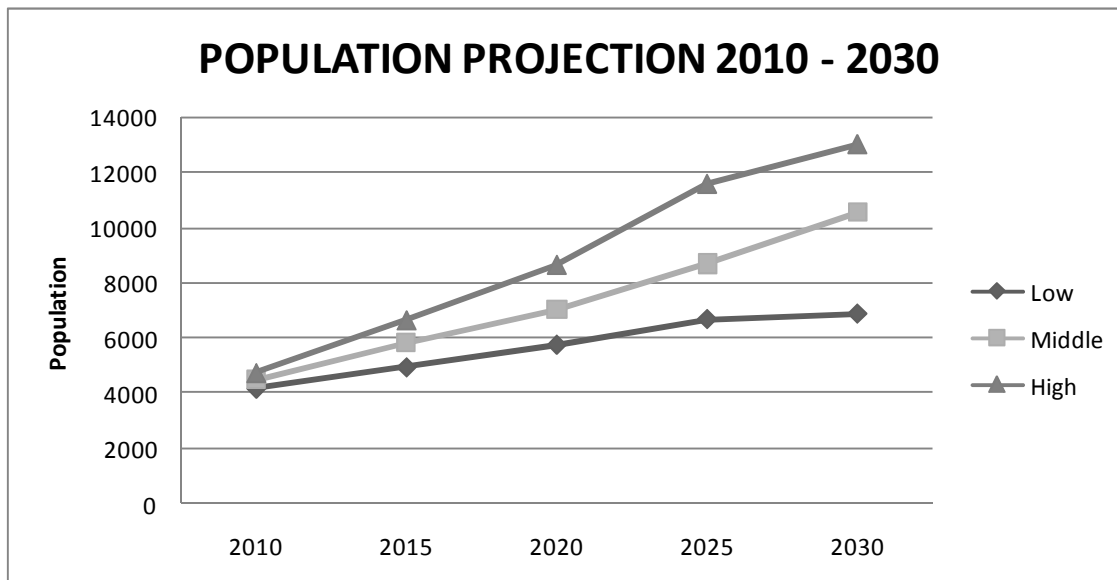
B. POPULATION PROJECTIONS

Based upon current trends, a population projection through the study period indicates that the City of Tea will have a population between **6,843 and 12,998 by the year 2030**. The low projection would be achieved by the development of existing lots and some minor expansion/annexation into the planned growth areas. The middle projection would be achieved by the development of the majority of the 2009-2016 planned growth areas. The high projection would be achieved with the full development of the 2009-2016 planned growth areas and minor expansion into the 2025-2040 planned growth areas.

These population projections are primarily meant to guide the timing of infrastructure and assist developers with land use decisions and should not be interpreted or used as a target or goal. These projections should be used as the foundation of the partnership between all stakeholders to aggressively undertake infrastructure expansion and continue the sustainable development of Tea. For purposes of land-use planning, the upper end of the population trend was utilized to ensure adequate land was reserved and planned for future development.

Table 4. City of Tea Population Projection

Year	Low	Middle	High
2010	4,152	4,489	4,738
2015	4,916	5,808	6,640
2020	5,727	6,988	8,644
2025	6,646	8,653	11,568
2030	6,843	10,507	12,998



III. ENVIRONMENTAL CONSTRAINTS

A. 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.

B. DRAINAGE AND WETLANDS

Some small wetlands and potholes are found in the City's growth areas. Wetlands and water bodies are designated from base maps developed through the National Wetlands Inventory and other data sources. These natural resources provide a number of functions that are important to the health and welfare of the community. They provide storage for storm water, help to control flooding, provide wildlife habitat, improve water quality, and they provide recreational opportunities. The wetlands and floodplains of the Tea area are shown on **Map 1**.

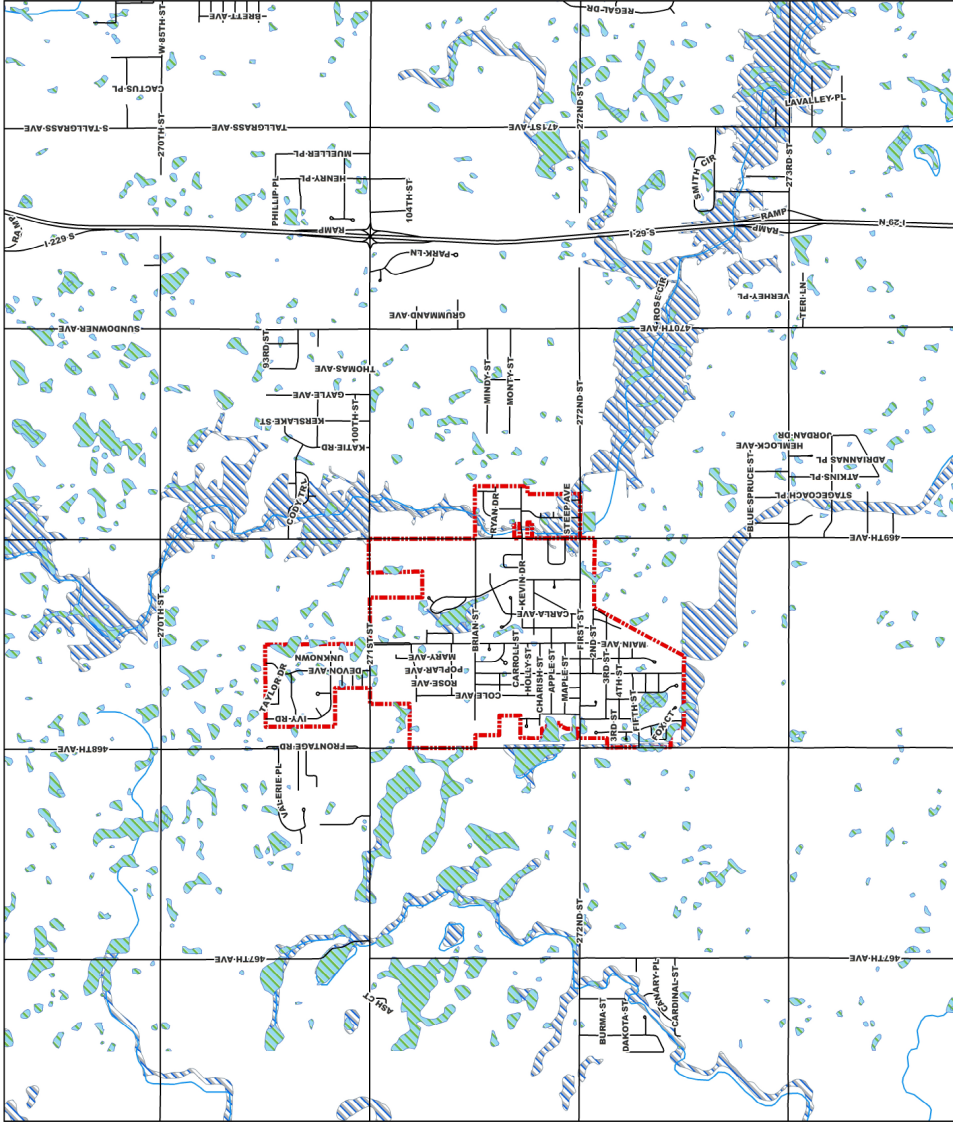
Environmental Constraints

City of Tea

Map 1



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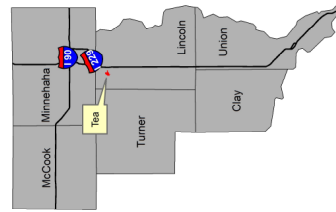


Legend

- 100-Year Floodplain
- Wetlands
- Creeks, Rivers & Lakes
- Roads



1 inch = 2,500 feet



IV. INFRASTRUCTURE ASSESSMENT

A. TRANSPORTATION

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

Collector streets 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 provide access from low-density residential developments to collector or arterial streets. Because their function is based on development patterns, there are no spacing requirements. Local streets operate at low speeds, with on-street parking and few traffic signals. The Major Street Plan has been developed as a part of the Comprehensive Plan (**Map 2**).

Goals for Collector Roadway Construction: 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 this type of infrastructure funding. An alternative to existing practices would be to require all collectors 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 would be one lane in each direction with a center turn lane (41' back of curb to back of curb) with 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 would be an eight (8) inch watermain and twelve (12) inch sanitary sewer and 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 design standards of the City of Tea outline the minimum requirements for each roadway classification.

Goals for Arterial Roadway Construction: 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 this type of infrastructure funding. An alternative to existing practices would be to require the adjacent landowners/developers to participate up to the level of a collector street with the City of Tea paying the additional costs to oversize the utilities and street section as desired.

By implementing the alternative concept, the City of Tea would better standardize its funding approach.

Other funding options include forming a special benefit district, or a Local Improvement District (LID). A LID is 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.

In order to better identify the City of Tea's planned growth initiative, the following projects have been identified for consideration to be constructed by the year 2015.

Priority Project 1 - Urbanization of 469th Avenue from First Street to 271st Street. This project would include reconstructing the existing two-lane rural section roadway to a four-lane urban section which may include a raised median. All public utilities would be installed with this project including sanitary sewer, watermain, storm sewer and lighting. This section of 469th Street would be considered an arterial street.

Priority Project 2 - Urbanization of 272nd Street from 1,200 feet east of 469th Avenue to Sundowner Avenue. This project would include reconstructing the existing gravel roadway to a three-lane urban section which would include a center turn lane. All public utilities would be installed with this project including sanitary sewer, watermain, storm sewer and lighting. This segment of 272nd Street would be considered an arterial street.

Priority Project 3 - Urbanization of 271st Street from 469th Avenue to Devon Street. This project would include reconstructing the existing two-lane rural section roadway to a four-lane urban section which may include a raised median. All public utilities would be installed with this project including sanitary sewer, watermain, storm sewer and lighting. This segment of 271st Street would be considered a collector street.

Priority Project 4 - Urbanization of 469th south to 9th Street. Urbanization of 469th Street from 1st Street south to 9th Street. This project would include reconstructing the existing rural asphalt roadway to a three-lane urban section which would include a center turn lane. All public utilities would be installed with this project including sanitary sewer, watermain, storm sewer and lighting. This segment of 469th Street would be considered an arterial street.

Airport Service

The Marv Skie-Lincoln County Airport is located approximately 1.5 miles east of the existing Tea corporate limits. 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, State Department of Transportation (Aeronautics) and the Federal Aviation Administration (FAA).

An updated Master Plan is in progress for the airport. Included in this plan are projections for future use, operation and expansion of the airport as well as associated goals and objectives. Of particular importance to the City of Tea is the fact that projected total aircraft for the year 2020 is 148, which represents a 131% increase over the total aircraft in 2009.

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 one hundred and twenty takeoffs/landings per day at the Marv Skie-Lincoln County Airport. This equates to roughly 43,300 takeoffs/landings per year. The airport consists of one runway, measuring 3,650 feet in length. Additional land for the construction of approximately twenty hangars is available for future expansion.

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, SD.

New Projects Planned: New runway construction in FY 2009/2010

B. WATER AND WASTEWATER FACILITIES

Wastewater Treatment Facilities

The City's wastewater treatment facilities have historically provided adequate treatment for BOD and TSS removal. In 2003, the City undertook a project to construct an aerated cell as part of its treatment process. This was driven primarily by the need to control odors caused by increased organic loading. Since completion of the project odor issues have subsided. Going forward, the new aerated cell will provide for a portion of the required treatment of the City's wastewater.

As the population of Tea grows and with it, the overall volume of wastewater flows, the hydraulic capacity of the current system will be the first issue of concern. Recently the system has neared or reached its hydraulic capacity (180-day storage capacity). City staff has been required to perform an extra discharge from the system each of the past two years. This is partially due to higher than average precipitation, but indicates the system is near capacity. Discharges have continued to meet treatment criteria as specified in the City's wastewater discharge permit. This is likely due in part to the new aeration system.

Although the original design life of the system after upgrades to expand the lagoon capacity in 1997 was approximately 2015, population growth has exceeded original expectations. The City's current wastewater discharge permit will be in place until 2013. As long as discharges continue to be within limits, continued operation under the current permit is not likely to be an issue.

Beyond the term of the current permit, it is possible that the State of South Dakota may impose additional treatment criteria. Specifically the removal of nutrients such as nitrogen and phosphorus from wastewater may be required. This would pose an issue due to the inability of facultative lagoon systems, such as the City of Tea's, to provide for nutrient removal. Other communities in the area have already seen the addition of nutrient removal to their discharge permits.

The addition of nutrient removal requirements to future discharge permits would require action by the City. Some of the possible options for additional treatment include, construction of a more advanced treatment facility or utilizing new technology for lagoon treatment, working with one or more adjacent communities to develop a regional treatment system, or discharging to the City of Sioux Falls. All of the aforementioned options would add cost to the treatment process. These additional costs will need to be considered.

The least cost option, should additional discharge criteria be added, would be use of an advanced lagoon system designed for the removal of ammonia and phosphorus. The ability to use such a system would be dependent on the future limits imposed and approval by the South Dakota Department of Environment and Natural Resources. The second least cost option would be pumping partially treated effluent to Sioux Falls for final treatment. Capital costs for both options are likely to be similar, but use of advanced lagoon technology would have lower annual operational costs. Due to constantly changing environmental regulations and technology the City will continue to monitor and evaluate options.

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 watermain 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 watermains within the subdivision can be connected to the trunk watermains.

In 2008, the City of Tea began receiving water through the Lewis and Clark Emergency Connection pipeline. Until the Lewis and Clark Treatment Plant is completed in 2012, the City of Tea has contracts in place with the City of Sioux Falls to ensure water supply does not hinder its development potential. As a backup, the City also has agreements with Lincoln County Rural Water if the City exceeds its allocation from Sioux Falls. In 2012, the City will be receiving water directly from Lewis and Clark. The City of Tea's allocation will allow the City to supply quality water to its residents and develop far beyond 2030.

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 (**Map 7**).

2009-2016 Growth Area

The proposed sanitary sewer collection system for the 2009-2016 Growth Area will service Hagedorn Industrial Park, Kerslake Industrial Park, Zahn Addition, and Fritz Addition along with future subdivisions within the growth area. A proposed 24" sanitary sewer trunk line will be installed north along 469th Avenue from 1st Street to the intersection of Highways 106 and 111. The proposed trunk line will have additional sewer mains extending east to Sundowner Avenue along 272nd Street, future Brian Street and Highway 106. A sewer main will also be extending west on 271st Street which connects to the existing Howling Ridge Addition.

The proposed sanitary sewer mains within this growth area are located along current or future arterial and collector roadways. Construction of the sanitary sewer most likely will occur at the same time as the urbanization of these major roadways; therefore, construction for these projects won't take place until funding has been secured for the roadway project as well.

One alternative to avoid accruing roadway construction costs with the construction of the sanitary sewer would be to construct the trunk sanitary sewer line east of 469th Avenue on the future Brian Street and extend the trunk sanitary sewer north at the quarter section line or at Nine Mile Creek. Since roadway costs would not be a factor in the overall construction, a cost recovery system could be implemented for this project. A cost recovery system is a system where the City funds the original construction project and recovers the costs on a per acre fee to the developers when they tie into the sewer system. One disadvantage with implementing a cost recovery project is that the City maintains debt on the project until all areas have been developed in the serviceable area of the sewer main. Additional research will need to be conducted to project how long the City would maintain the construction debt on the project, and to verify that sanitary sewer serviceability to areas like the Howling Ridge Addition are not impaired due to the realignment of the trunk sanitary sewer system.

2016-2025 Growth Area

The 2016-2025 Growth Area encompasses the north and east limits of the Comprehensive Plan area. The growth area can be service by the City's gravity sanitary sewer system. Gravity sanitary sewer mains will be extended north along 469th Avenue from Highway 106 to 85th Street. Sanitary sewer mains will also be extended on the quarter section line between Highway 106 and 85th Street.

The 2016-2025 Growth Area also encompasses the area adjacent to the corporate limits south and west of Tea. The growth area will be serviced with a gravity sanitary sewer main which connects at the lagoon lift station, extends south on 469th Avenue, extends west along the future 9th Street, and extends north along 468th Street. The sanitary sewer main will connect to an existing gravity sanitary sewer line at the intersection of 468th Street and 5th Street which will eliminate the need for the Prairie Trails Addition lift station

2025-2040 Growth Area

The 2025-2040 Growth Area encompasses two separate growth areas. The northwest growth area is located in the High Point Lift Station service area. Approximately half of the northwest growth area is rural residential development which currently uses individual septic systems as their sanitary sewer service. A sanitary sewer main will connect to the High Point Lift Station and extend north along 468th Street to service this area.

The southeast growth area does not have the ability to be serviced with the current gravity sanitary sewer system. The City of Tea has identified a potential location for a future lift station along Sundowner Avenue at the quarter section line of Section 36 which will service the entire southeast growth area.

2040+ Growth Area

The 2040+ 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.

Major Street Plan

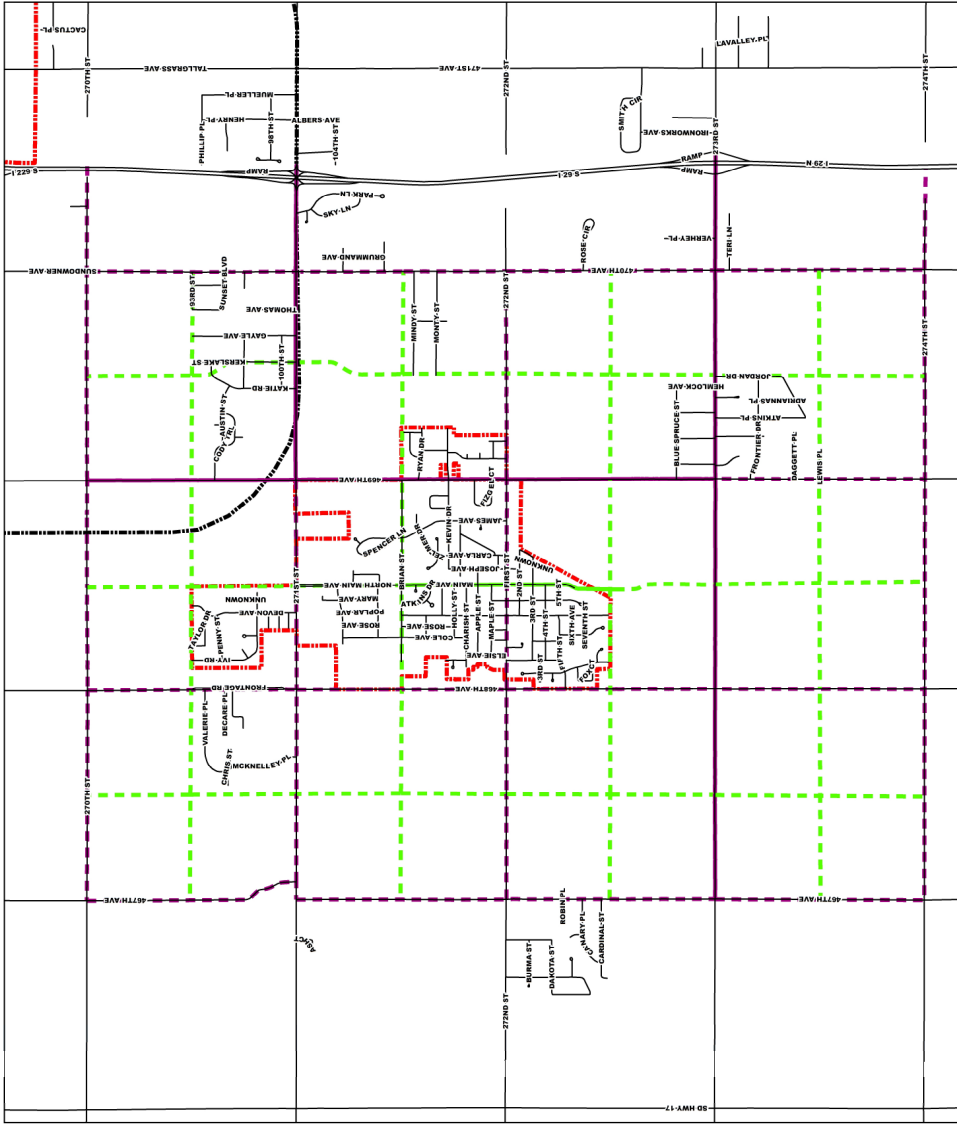
Map 2

City of Tea

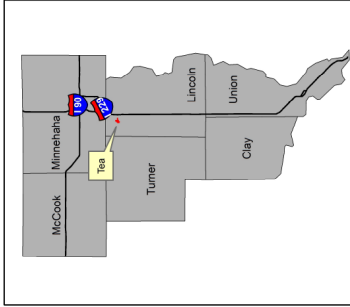
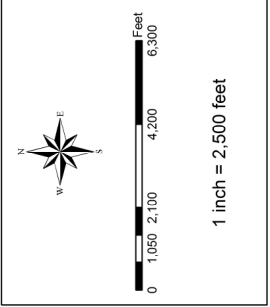


SECOG
SOUTHERN ELECTRIC COMPANY
MEMBER COMPANY

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- Legend**
- Existing Arterial
 - - - Future Arterial
 - Existing Collector
 - - - Future Collector
 - Roads
 - - - Rail
 - - - West Corridor Alignment
 - City Limits



V. SCHOOL PLANS AND PROJECTIONS

A. TEA PUBLIC SCHOOLS

The Tea Area School District is in its sixth year of existence. The District has grown from a student population of 700 students on its first day, August 2003 to 1,185 students today. During this time the District has built a new school building that serves grades 7-12 as well as 6th grade which uses temporary buildings. In December of 2008, the District approved a new intermediate school for grades 4th through 6th which would be located south of the existing 7-12 building.

When communities experience rapid growth, they often experience challenges with service provisions 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 the way the schools are zoned. It should be noted the term zoning in this case refers to where children will attend school based on where they live within the school district. The northern half of the District will be one of the fastest growing areas in the region. The proposed Sanford Health Research Center will employ nearly 8,000 people with a good percentage of them locating their families in the Tea School District. Future elementary sites in the northern portions of the District need to be a joint planning effort with the City of Sioux Falls and the City of Tea. As development occurs, the City and the 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 **Map 3**.

Housing diversity can help maintain growth and eliminate large peaks in enrollment. Communities which build out with an overabundance of single family homes (i.e. homes targeted to families with children) tend to have more pronounced peaks and valleys of school enrollment demand than communities which are comprised of a variety of housing types targeted to the full life-cycle. Below are the financial obligations of the District as well as projected enrollments for the next few years.

Financial Obligations

The District has general obligation bonds totaling \$9,950,000 for the construction of the Middle School/High School building. This debt will be paid in full in 2029. The current annual mill levy for the debt is \$2.28/\$1,000.

The District recently received voter approval for an additional general obligation bond to build an intermediate school building in Tea. The proposed bond for this building would be \$9,935,000. The additional mill levy for this bond would be approximately \$2.00/\$1000 and would mature in 2033.

Projected Enrollment

With the number of pending developments in the District as well as the pending Sanford Health Research Center, projecting growth for the District is a challenge. The growth numbers here are based on a steady number of 120 new kindergarteners each year with no growth across the other

grade levels. For the first six years the District has seen classes of approximately 100 new kindergartners with a growth of (+ or -) 2% across the grade levels. The numbers show steady or little change in grade size once a class reaches junior high and high school. The increases are based on the larger kindergarten classes coming in each year along with the smaller senior classes graduating each Spring. Also, as larger classes move through the system, the Middle School and High School groups grow. These large percentage increases will be leveling off over the next ten years.

In 2005 through 2008:

- Kindergarten through 5th grade enrollment was 550 in the Fall of 2005. In the Fall of 2008, K-5 enrollment is 630. This is a 12% increase over the three year period.
- Sixth through eighth grade enrollment was 225 in the Fall of 2005. In the Fall of 2008, 6th through 8th grade enrollment is 275. This is an 18% increase over the three year period.
- 9th through 12th grade enrollment was 186 in the Fall of 2005. In the fall of 2008, 9th through 12th grade enrollment is 269. This is an increase of 30%.
- The K-12 enrollment of 961 in the Fall of 2005 compared to the 1,185 in the Fall of 2008 is an overall increase of 19% over the three year period.

With a steady number of kindergarten classes coming in over the next seven years of 120 pupils per kindergarten class the projected enrollment in the Fall of 2015:

- K-8th would have 1,060 students.
- 9th-12th would have 420 students.
- Total enrollment of 1,480 students.

This would equal another 20% growth to the District over the seven year period. The growth continues however you can see it is slowing down over time.

Relevant Facts about the District

- Tea Area Schools are building their new construction so it is easily and as inexpensive as possible to expand with new additions.
- Tea Area Schools continue to strive to provide the very best educational opportunities possible for the students and citizens of the District.

Tea Area School District Boundary

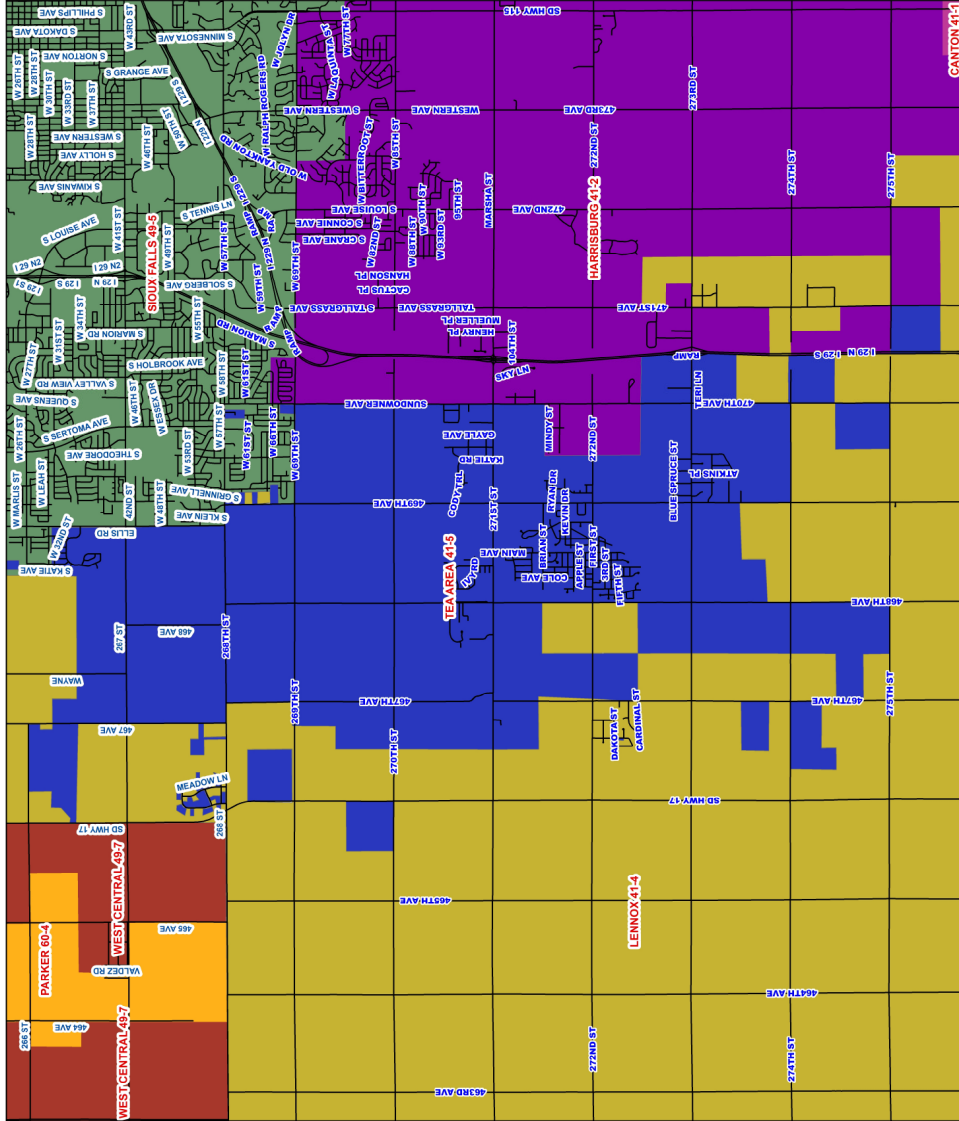
City of Tea

Map 3



SECOG
SOUTHERN EDUCATIONAL COOPERATIVE ORGANIZATION
1911

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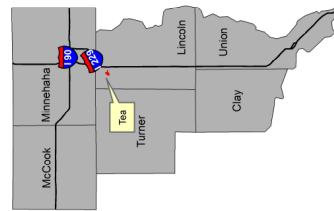
Legend

- CANTON 41-1
- HARRISBURG 41-2
- LENNOX 41-4
- PARKER 60-4
- SIoux FALLS 49-5
- TEA AREA 41-5
- WEST CENTRAL 49-7

- Roads
- City Limits



1 inch = 5,280 feet



VI. PARKS, OPEN SPACE AND OTHER PUBLIC USES

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.

A. CURRENT AND FUTURE PARK NEEDS

Neighborhood parks are generally between five and ten acres in size. The effective service area of neighborhood parks is one mile, depending on location, facilities and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to play fields, parking lots and multi-use paved areas for court games.

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

Conservation and nature areas are specialized locations that preserve wildlife habitat, woodlands and wetlands through open space development. Most commonly developed along stream corridors and natural drainage ways are linear parks or greenways which provide a variety of recreational opportunities to adjacent neighborhoods. These activities easily accommodate the development of a bike trail system. The City of Tea will also work with the City of Sioux Falls to connect bike trails and is an active participant in the Sioux Falls/MPO Bicycle Plan. A current and future bike trail system is shown in **Map 4**.

The parks and open spaces on the Current and Future Land Use maps identify existing park facilities and proposed new facilities within the projected growth areas. The specific improvements provided within the park facility should be tailored to meet the needs of the nearby population that it will primarily serve. In addition, potential combinations of detention pond sites and neighborhood parks should be reviewed wherever feasible to allow more efficient land utilization and consolidation of maintenance costs.

The City of Tea will continue to look at financing sources through grants, building permits and land dedication by developers. Currently, the City requires a 5% donation or escrow towards a community park.

If new parks are to be provided at a reasonable cost and in proper locations, it is essential that parkland acquisition take place prior to residential development. Integration of park and school sites will likewise be feasible only if land acquisition occurs well ahead of residential development.

B. FIRE PROTECTION FACILITIES

The Tea Volunteer Fire Department is housed in a masonry 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. As of October 2008, the department has responded to 175 emergencies. 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 to this, 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.

C. 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.

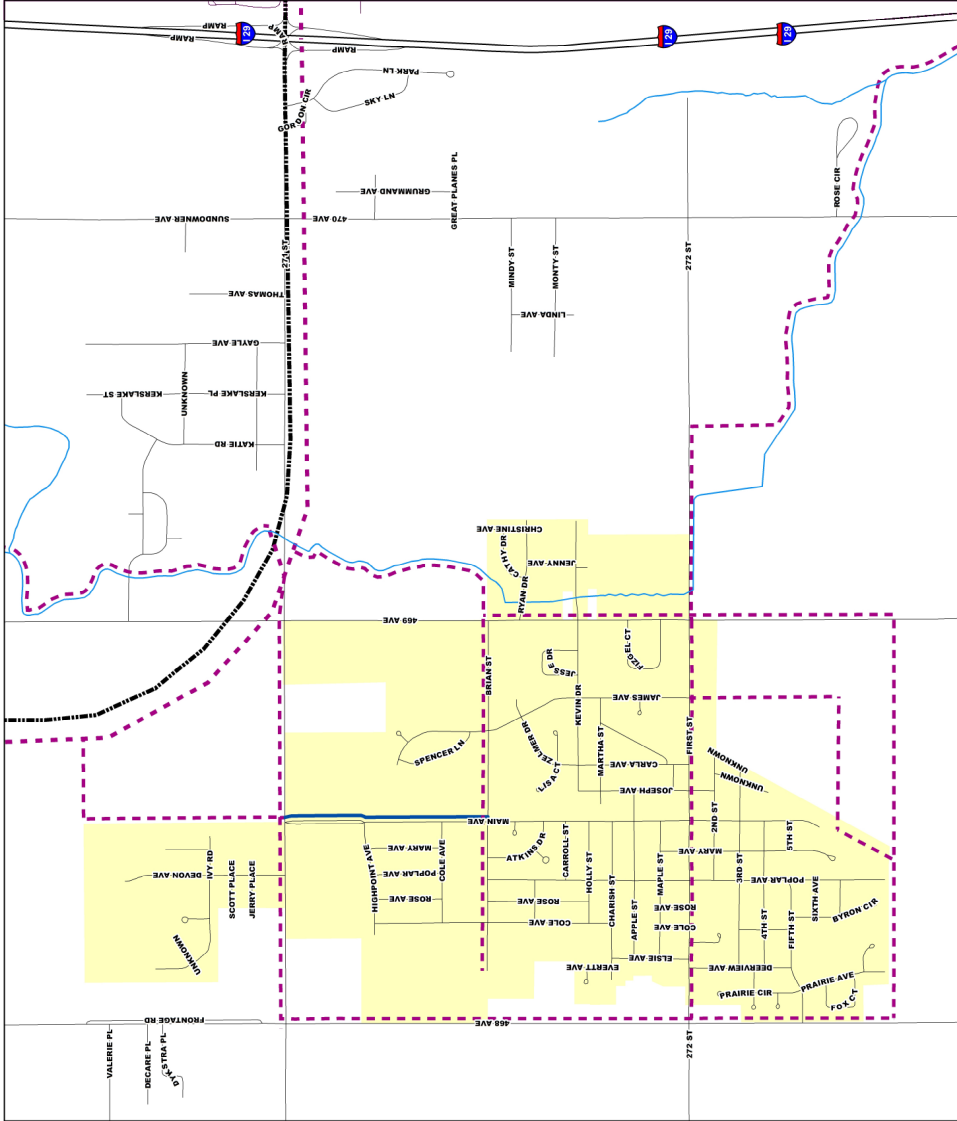
Bike Trails

Map 4

City of Tea



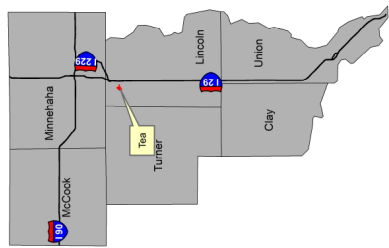
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- Legend**
- Current Bike Trails
 - - - Future Bike Trails
 - Roads
 - Rail
 - West Corridor Alignment
 - Creeks, Rivers and Streams
 - ▭ City Limits



1 inch = 1,300 feet



VII. NEIGHBORHOOD CONSERVATION

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.

A. 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.

B. 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.

C. 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.

VIII. LAND USE PLAN

A. EVALUATION OF LAND USE IN TEA

To simplify preparation of this plan, current land uses have been grouped into eight categories for the City of Tea:

- (1) Industrial: Includes manufacturing, warehouses and other similar uses.
- (2) Commercial: Includes retail businesses, offices, etc.
- (3) Single-Family Residential: Includes single-family residences, duplexes and twin homes.
- (4) Multi-Family Residential: Includes all apartments.
- (5) Institutional & Governmental: Includes schools, libraries, churches, government offices and similar uses.
- (6) Vacant: Includes land not yet ready for development into one of the other listed land uses.
- (7) Park and Recreation: Includes parks and athletic fields. Also included are areas that should be protected from development to facilitate movement of flood water and runoff. Some types of development may be appropriate for such areas, as long as the development does not dramatically increase the incidence or severity of flood or drainage problems.
- (8) Agricultural: Includes areas that provide farming and agriculturally related uses.

Future land uses have been grouped into eight categories for the City of Tea:

- (1) Residential: This category includes a variety of residential land uses including single-family residences, duplexes, townhomes and multi-family development. This category encourages a gradation of densities between single-family and multi-family uses in order to achieve compatible development and also encourages design considerations among various land uses to help achieve compatibility. This category may also include supporting land uses such as civic, institutional, office, neighborhood business uses as well as parks, although such uses may not be depicted on the Future Land Use Map.
- (2) Community Commercial: This category provides for areas that accommodate retail, professional office and service-oriented business activities that serve more than one residential neighborhood. These areas are typically configured as “nodes” of varying scales at the intersection of arterial roads, or at the intersection of arterials and

collectors. They may also include churches, schools, parks and other community facilities.

- (3) Regional Commercial: This category applies to large concentrations of commercial uses that serve or draw a regional market and that rely on convenient access from major transportation routes and highway interchanges.
- (4) Mixed Use Community: This category is intended for large tracts of undeveloped land, which are appropriate for larger scale, planned development, where a mix of residential types and densities are complemented by supporting retail and small to medium-scale office development.
- (5) Mixed Use Neighborhood Center: This category applies to smaller areas of mixed commercial use within existing and new neighborhoods. These areas abut roadway corridors or are located at key intersections. These smaller areas provide limited retail goods and services to a local customer base, while having minimal impact on the surrounding residential uses.
- (6) Employment Center: This category is intended for larger scale employment and business activities. Primary uses include offices, technology research and development, as well as environmentally friendly manufacturing. Industrial uses that already exist or are anticipated to continue for the foreseeable future are part of this designation.
- (7) Institutional: This category includes State, County and City facilities; public and private educational facilities; and religious facilities.
- (8) Park/Recreation/Open Space: Includes City parks and recreational facilities, existing and proposed.

B. CURRENT LAND USE CONSUMPTION

<u>Land Use</u>	<u>Acres Consumed</u>
Single Family	256 acres
Multi Family	33 acres
Commercial	37 acres
Agriculture	71 acres
Government/Institutional	89 acres
Vacant	582 acres
Industrial	38 acres
Park and Recreation	36 acres

C. FUTURE LAND USE ESTIMATES

Households and a projected demand of certain land use categories are listed in the tables below.

City of Tea			
Household Projections			
	Population	Persons per Household <i>(assuming number remains constant)</i>	Households
1980	729	NA	NA
1990	786	NA	NA
2000	1,742	2.95	590 (actual)
2010	4,738	2.95	1,606 (projected)
2015	6,640	2.95	2,251 (projected)
2020	8,644	2.95	2,930 (projected)
2025	11,568	2.95	3,921 (projected)
2030	12,998	2.95	4,406 (projected)
Households Added 2000 to 2030			
New Households	3,816		

Land Use Consumption Needs – Housing

Residential - Low Density	3 units per acre (low density) x 2.95 persons per household (pph) = 8.85 persons per acre (ppa) *	8.85 ppa x 2,765 acres = 24,470 additional people
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Based upon the above referenced analysis, the City of Tea will be able to provide adequate housing through the year 2030.

* Projections based upon low density single-family development

Future Land Use Available

<u>Land Use</u>	<u>Available Acres</u>
Residential	2,765 acres
Community Commercial	96 acres
Regional Commercial	182 acres
Mixed Use Community	341 acres
Mixed Use Neighborhood Center	46 acres
Employment Center	788 acres
Institutional	310 acres
Park/Recreation/Open Space	414 acres

A review of the population projections and land use consumption needs should be reviewed every five (5) years to ensure enough land is available for future land use needs.

A physical land use inventory was prepared by SECOG in May of 2002 and updated in 2009. Maps for the current and future land uses (**Maps 5 and 6**) in Tea and the planning area are included. Future land uses were determined by the Tea Planning Commission and SECOG, based on topographic features, compatibility with current land uses and existing infrastructure.

Current Land Use

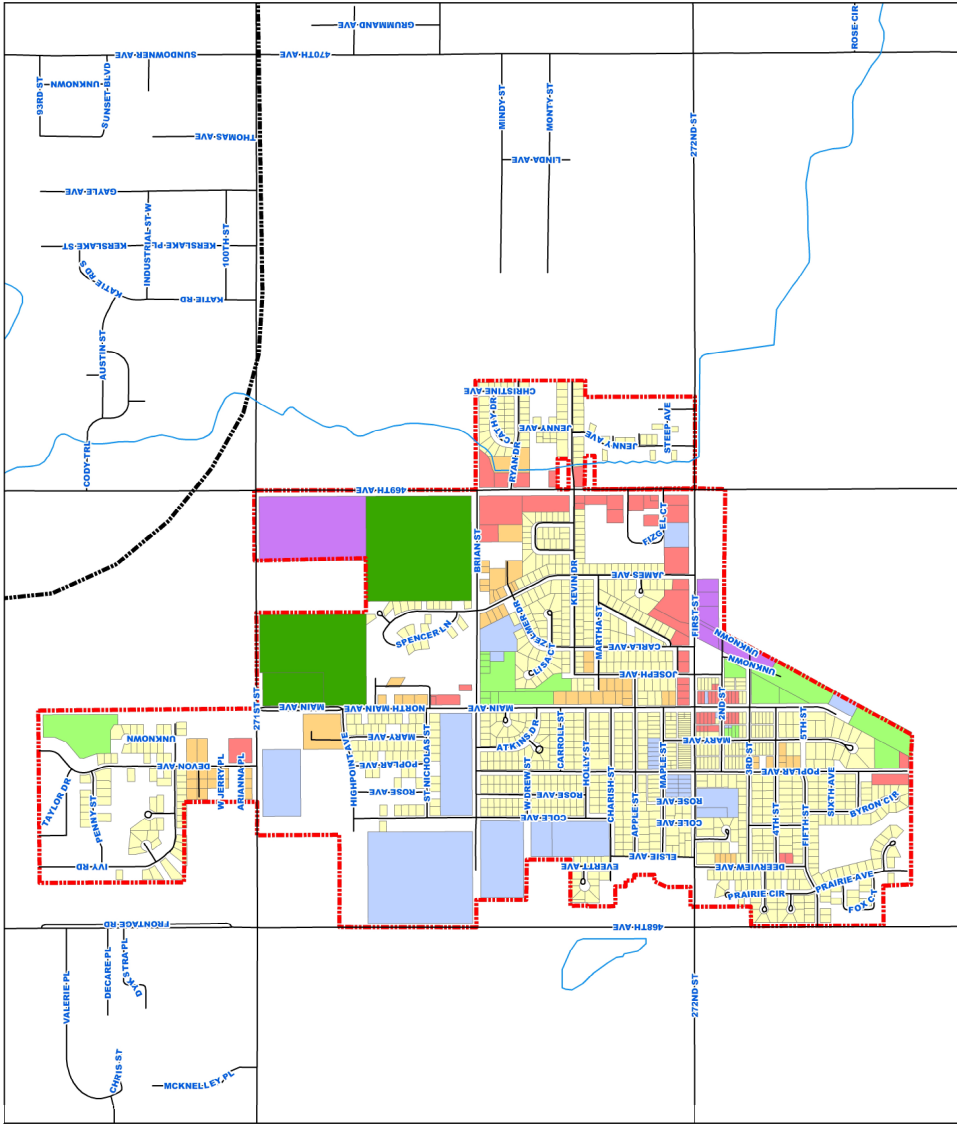
Map 5

City of Tea



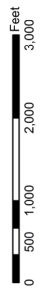
SECOG
SOUTH EAST COGNAC AREA
LOCAL GOVERNMENT

Not a Liability. This information has been prepared from the best available information. SECOG does not warrant the accuracy of the information contained herein. This map does not constitute an offer of insurance or any other financial product.

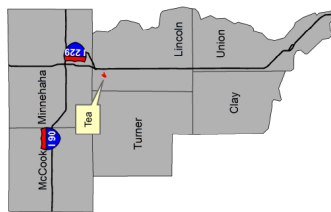


Legend

- Single Family
- Multi Family
- Commercial
- Governmental
- Industrial
- Park
- Agriculture
- Vacant
- Rail
- Roads
- Creeks, Rivers & Lakes
- West Corridor Alignment
- City Limits



1 inch = 1,200 feet



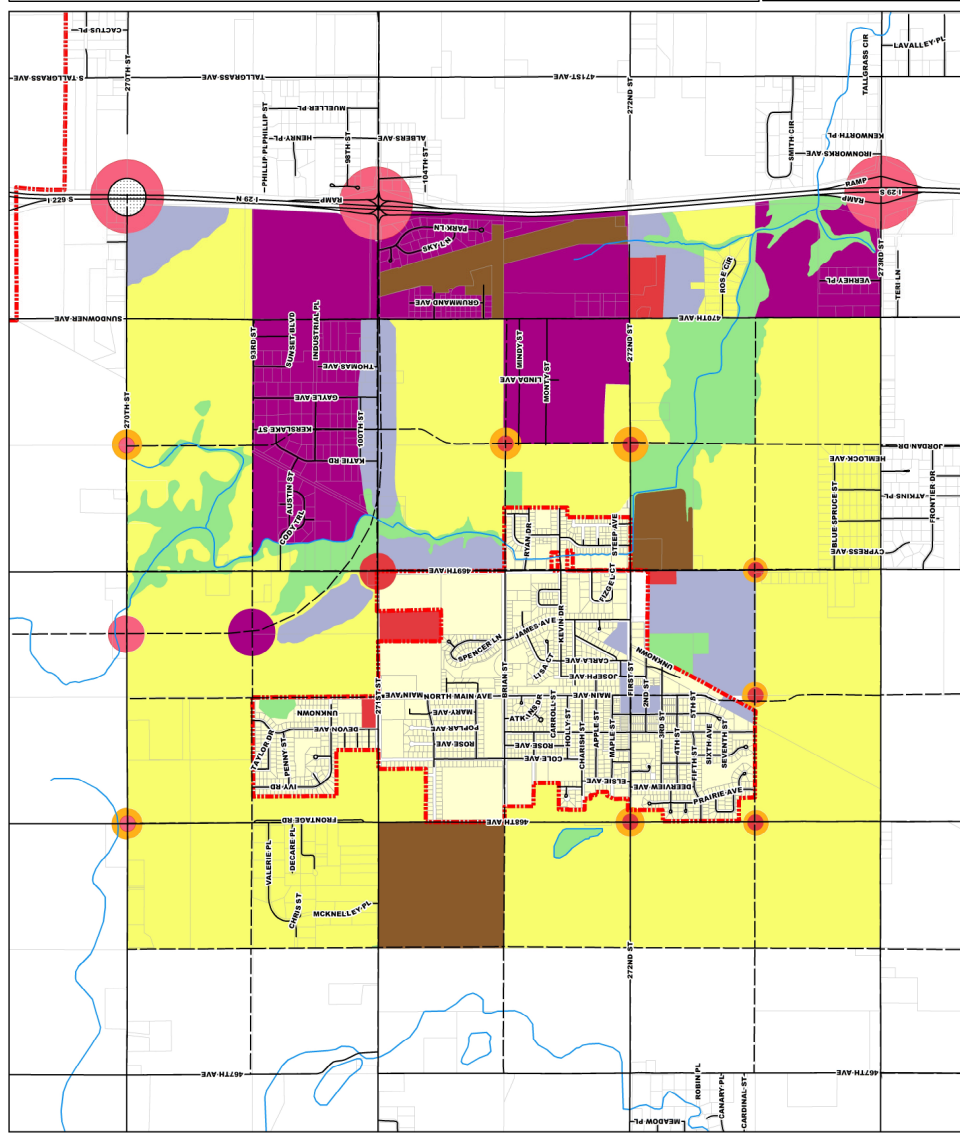
Future Land Use

Map 6

City of Tea



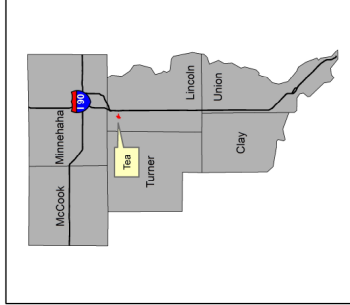
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Legend

- Residential
- Community Commercial
- Regional Commercial
- Mixed Use Community
- Mixed Use Neighborhood Center
- Employment Center
- Institutional
- Park/Recreation/Open Space
- Interchange Study Area
- Future Right-of-Way
- Roads
- Rail
- Creeks, Rivers & Lakes
- City Limits

1 inch = 2,083 feet



IX. GROWTH AREA ANALYSIS

The costs of extending water and sewer services are the primary considerations in designating future growth. However, other factors must also be considered, which includes capacity of the transportation system, environmental suitability and compatible land uses. The following analysis is intended to provide the City of 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

2009-2016 Growth Area

- This Growth Area lies within the proposed alignment of the West Corridor, a proposed high speed, limited access arterial that will begin at Exit 73 of Interstate 29 and terminate at Interstate 90 to the north. Due to the eventual presence of a major roadway facility, primarily mixed-use and nodal development is proposed along roadway. The majority of the commercial development within this growth area ought to reflect an office type setting wherein the amount of trips generated is minimal and corresponds with the theory of quickly moving traffic throughout the corridor. The area designated as Employment Center at the intersection of the proposed West Corridor and 93rd Street is intended to be a well planned business park.
- Existing light industrial/commercial development is located in the northeast portion of the 2009-2016 Growth Area. Based on this development pattern feature, a significant area of this portion has been designated as Employment Center. Due to the eventual presence of a major roadway facility (West Corridor), a land use such as Employment Center is particularly appropriate for this situation.
- The central portion of the 2009-2016 Growth Area is designated as residential. A majority of this portion is bounded by existing corporate limits and an existing commercial and industrial type park. It is the intent of the City to not allow further development of solely a commercial or light industrial nature. The intent of the Mixed Use Community designation for this growth area is to encourage appropriate mixed use

development and re-development that promotes the economic sustainability of the community and offers a positive image/entrance into the City of Tea.

- A separate portion for this growth area is located southeast of the existing corporate limits. This area is designated primarily as residential and a portion of this area will be developed as a municipal park.

2016-2025 Growth Area

- The majority of this Growth Area is designated for residential development. The overall intent of this broad designation of residential is to allow future development to shape or transition instead of limiting the densities of residential in a buffering pattern.
- Nodal commercial development is anticipated at the existing and proposed Interstate 29 exchanges. The designation of Mixed Use Community near the proposed Interstate 29 exchange at 85th Street is intended to accommodate a mix of vertically integrated uses. It is likely that the mix, density, organization and interaction of these uses will be governed by a planned development district. The southeast portion of this growth area is designated as Employment Center. Due to the location of the Marv Skie-Lincoln County Airport, along with several existing commercial and more intensive uses, the Employment Center land use designation is appropriate in this area. The Mixed Use Neighborhood Center's are intended to provide areas for small businesses that serve the day-to-day convenience needs of nearby households or other activities.

2025-2040 Growth Area

- The majority of this growth area is designated for residential development and will also include the absorption of some existing rural density residential developments. The extreme southeast portion of this growth area has been designated as commercial, due primarily to its proximity to Interstate 29. The area designated as an Employment Center in the southeast portion of this Growth Area is intended to be a well planned business park.
- The southern 2025-2040 Growth Area contains a portion of Nine Mile Creek. A potential greenway is suggested for that portion of Nine Mile Creek running through the growth area.

2040+ Growth Area

- Development within the 2040+ Growth Area shall not be allowed until such time that the proper utilities are installed according to City guidelines.

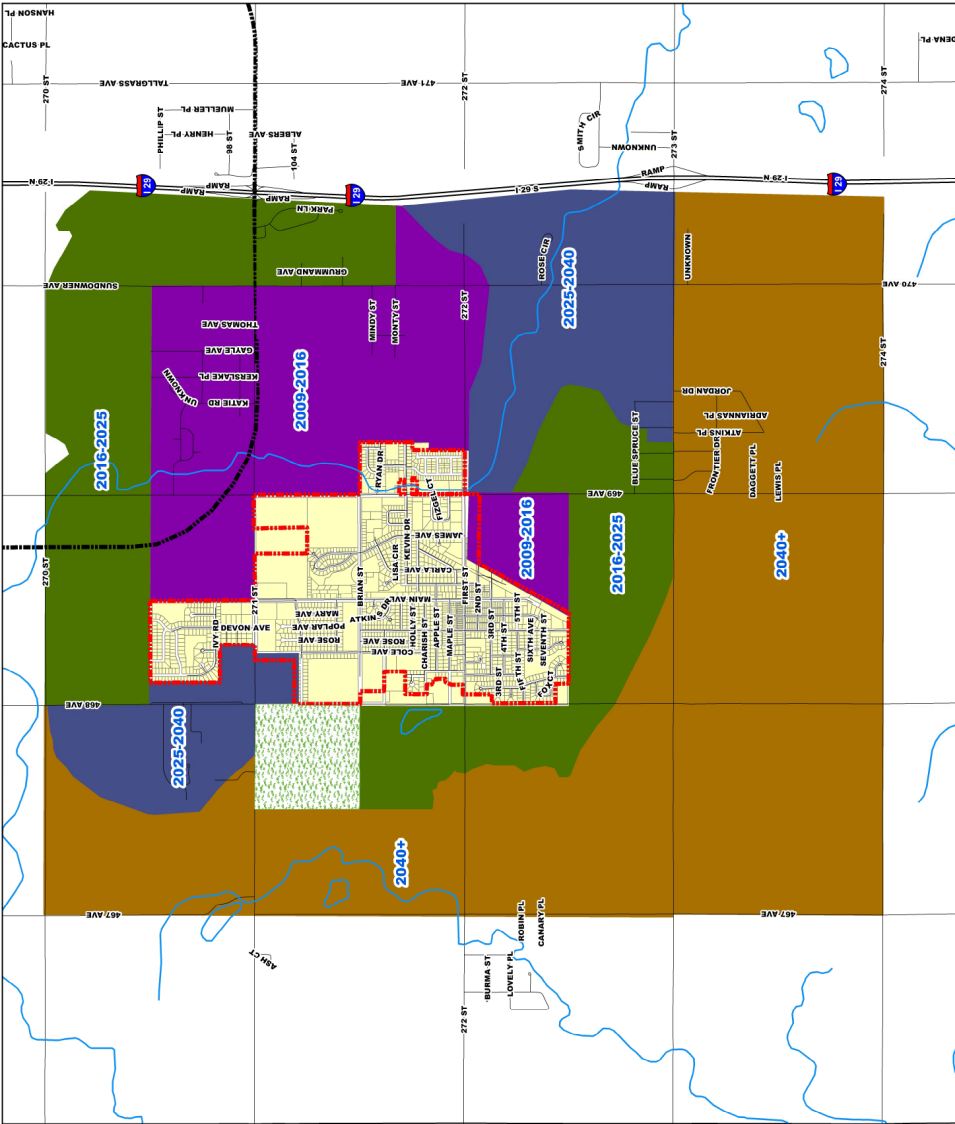
Growth Areas

Map 7

City of Tea



SECOG
SOUTH EASTERN COOPERATIVE ORGANIZATION
LIMITED LIABILITY. This information has been prepared from data sources which are believed to be reliable. The information is provided for informational purposes only and should not be used for legal or financial purposes.

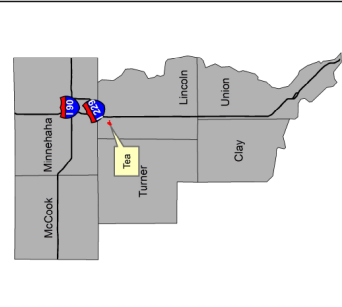


Legend

- 2009-2016
- 2016-2025
- 2025-2040
- 2040+
- US Fish & Wildlife
- Roads
- Rail
- West Corridor Alignment
- City Limits (2008)

0 1,000 2,000 4,000 6,000 Feet

1 inch = 2,500 feet



X. PLANNING POLICY FRAMEWORK

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.

A. 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 IX (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 Street 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 – Look at access points for traffic and future bike path connections.

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 1 – 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.

B. 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.

C. 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 located in Appendix 1.

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 areas.

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 Governmental 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.

XI. PLAN IMPLEMENTATION

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 the City Council. It is the duty of the governing body of Tea to encourage progress by utilizing all of the tools available, so that 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 1

Land Use Location and Design Criteria

Residential

Low density (3 to 6 units/acre)

- Access to local street system – avoid direct access to arterial streets
- Convenient to neighborhood school, park and commercial services
- Avoid environmentally sensitive areas such as wetlands and drainage ways

Medium density (6+ units/acre)

- Access to major street system
- Well designed transition to adjacent land uses
- Provision of usable open space based on project size
- Transition between low-density neighborhood and major streets
- Adjacent to neighborhood commercial center

High density (12+ units/acre)

- Adjacent to principal arterials near major commercial, institutional or employment centers
- Well designed transition to adjacent land use
- Provision of usable open space based on project size

Commercial

Highway oriented and regional centers

- Adjacent to major streets and regional highways
- Controlled access to arterial streets
- Quality architecture and well designed transition to adjacent uses

Community centers

- Intersection of arterial streets
- Mixed-use development including office, institutional or multi-family residences
- Well designed transition to adjacent uses

Neighborhood retail, office and convenience services

- Convenient vehicular and pedestrian access to residential areas

- Adjacent to major street intersections
- Design compatible with surrounding uses
- Well designed transition to adjacent uses
- Located within residential, employment or institutional centers

Downtown area

- Pedestrian orientation
- Mixed uses including office, retail, institutional, cultural and entertainment
- Orientation to greenway where feasible
- Consolidate off-street parking areas
- Residential uses within walking distance of the downtown area

Employment

Light

- Regional highway access located close to major arterial streets
- Buffered from residential and other adjacent land uses
- Development park setting with building design and landscape amenities

Intensive

- Access to major streets
- Well designed buffer to adjacent land uses
- Minimize environmental impacts on surrounding properties

Mixed Use

Institutional, office and other mixed-use development

- Convenient to intended market area
- Vehicular access to major streets
- Minimization of traffic impact on adjacent uses
- Orderly expansion of institutional uses near residential areas
- Design compatibility with adjacent uses
- Include retail, multi-family and business-technology land uses