

# *EXECUTIVE SUMMARY*

## **TEA 2050** COMPREHENSIVE PLAN



**growing traditions**

# Plan Overview

## Introduction

### Comprehensive Plan Overview

A Comprehensive Plan is a guiding document for growth and development in a community. The Tea 2050 Comprehensive Plan identifies goals and strategies covering issues including land use, economic development, parks, open space, community character and facilities for the next roughly 25 years. This document should be actively referenced by City staff, reviewed annually, and updated when necessary to reflect new changes and developments in the community. Comprehensive plans should be referenced when making decisions about new developments, proposed annexations, or rezoning requests. Overall, the document should be referenced routinely in the functioning of Tea city government functions. Based on City building permit data, parcel data, housing unit type, and total average household and family size the 2024 population estimate is 7,626 residents.

### Future Land Use Plan

The Future Land Use Plan for the Tea Comprehensive Plan represents how the community wants to grow and redevelop in the future. One major goal of the plan is to set expectations for land and property owners as well as assist in zoning/rezoning requests, annexation priorities, and the development review process. While Future Land Use Plans are carefully thought out, they should not necessarily remain stagnant over time should circumstances arise that warrant changes to the Future Land Use Plan. These plans serve as the basis for determining the appropriate zoning for property being developed or annexed into a community. The Tea Comprehensive Plan should be consulted whenever a city zoning code regulation is amended and every time a property is rezoned.



# Community Growth Overview

## Population Projections

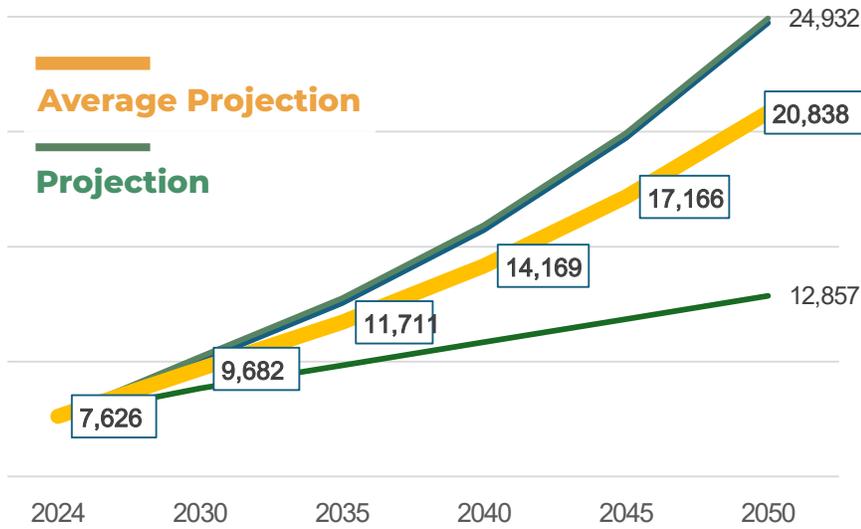


Figure 2 Population Projections 2030-2050



**13,212 net new residents**  
508 per year

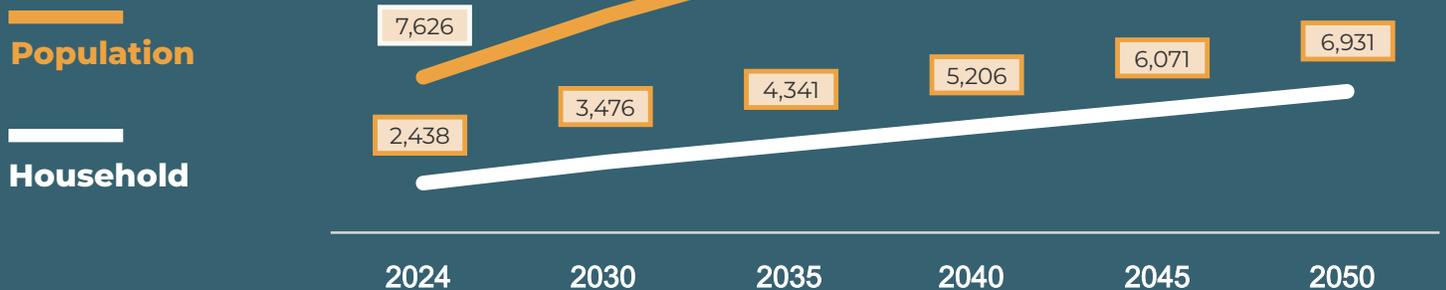


**4,434 net new households**  
170 per year

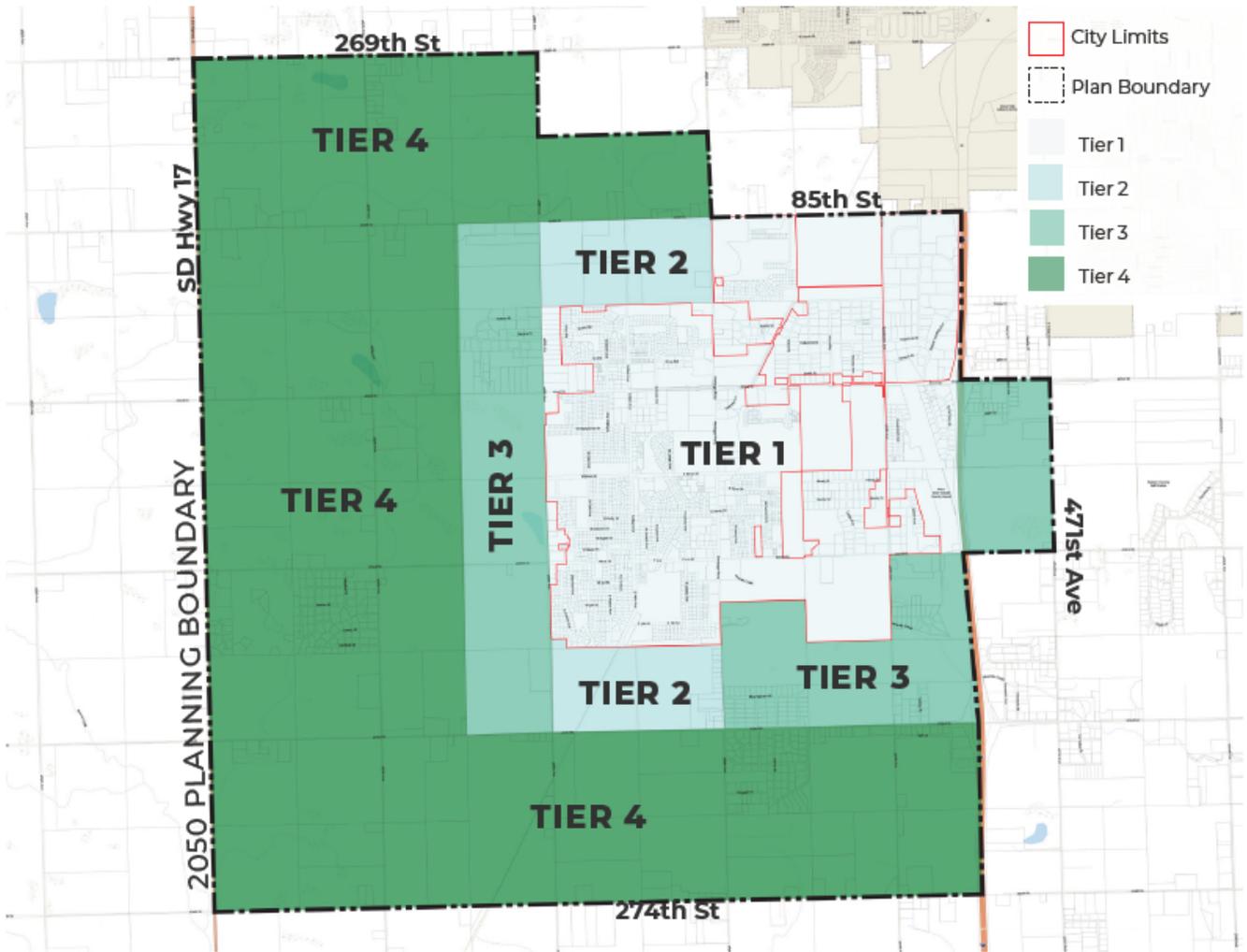


**4,500 net new housing units**  
172 per year

## Household + Housing Unit Demand Estimates



# Growth Area



**Figure 4.4** Tier Growth Map for Tea's Planning Boundary

## Infrastructure Readiness

Tea has plenty of land that is available for development both in the near and long-term. In working with Tea's engineering firm, HDR, an infrastructure readiness map has been made for the planning boundary (Figure 4.4).

**Tier 1** is land that is developable today. Some of this land is actively being developed during this planning process.

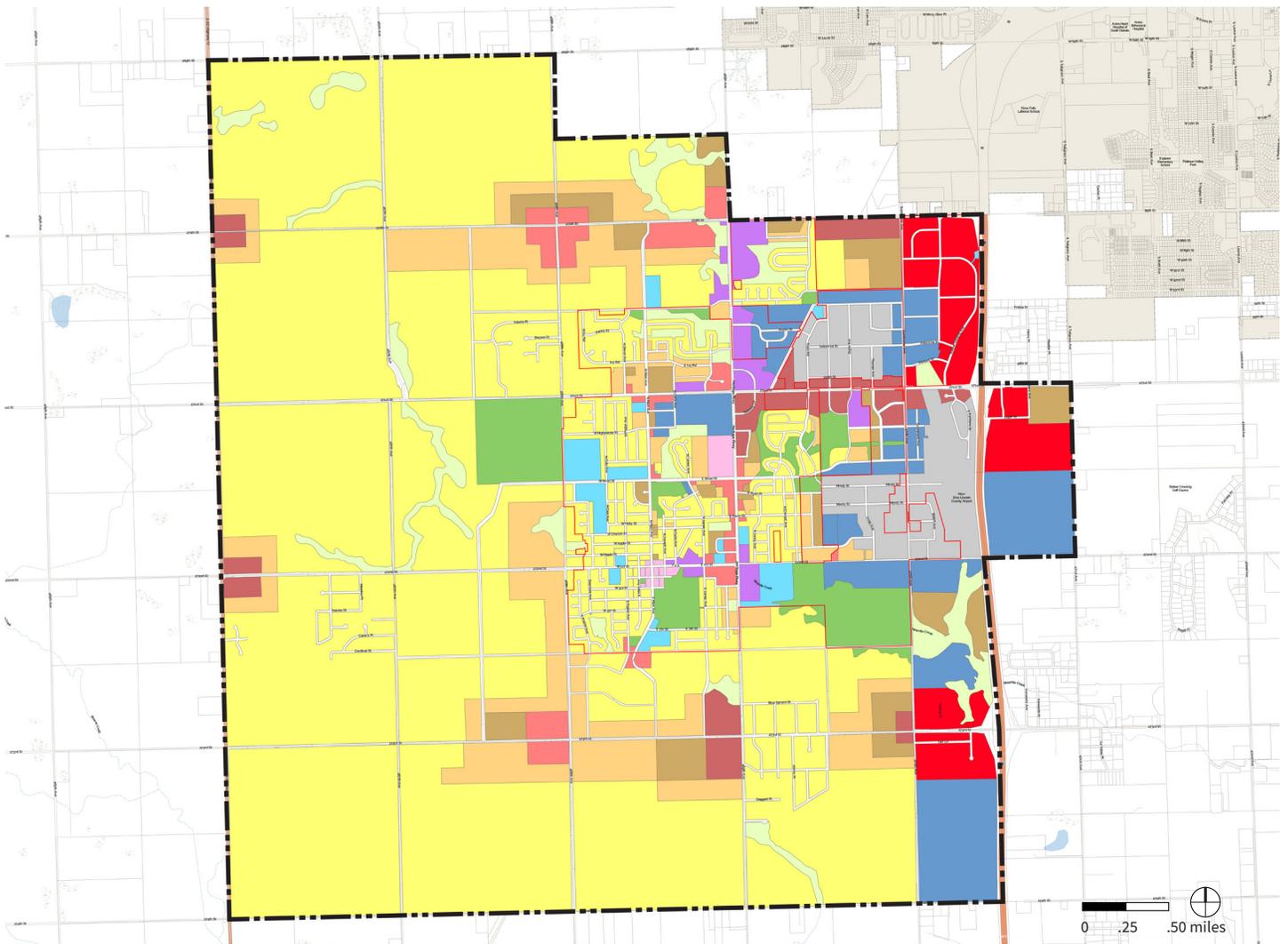
**Tier 2** is land that is developable in the short-term (0-8 years)

**Tier 3** is land that is developable in a medium time frame of 8-10+ years

**Tier 4** is land that would require a long-term growth strategy with significant investment in infrastructure.

# Future Land Use Plan

## Future Land Use Plan

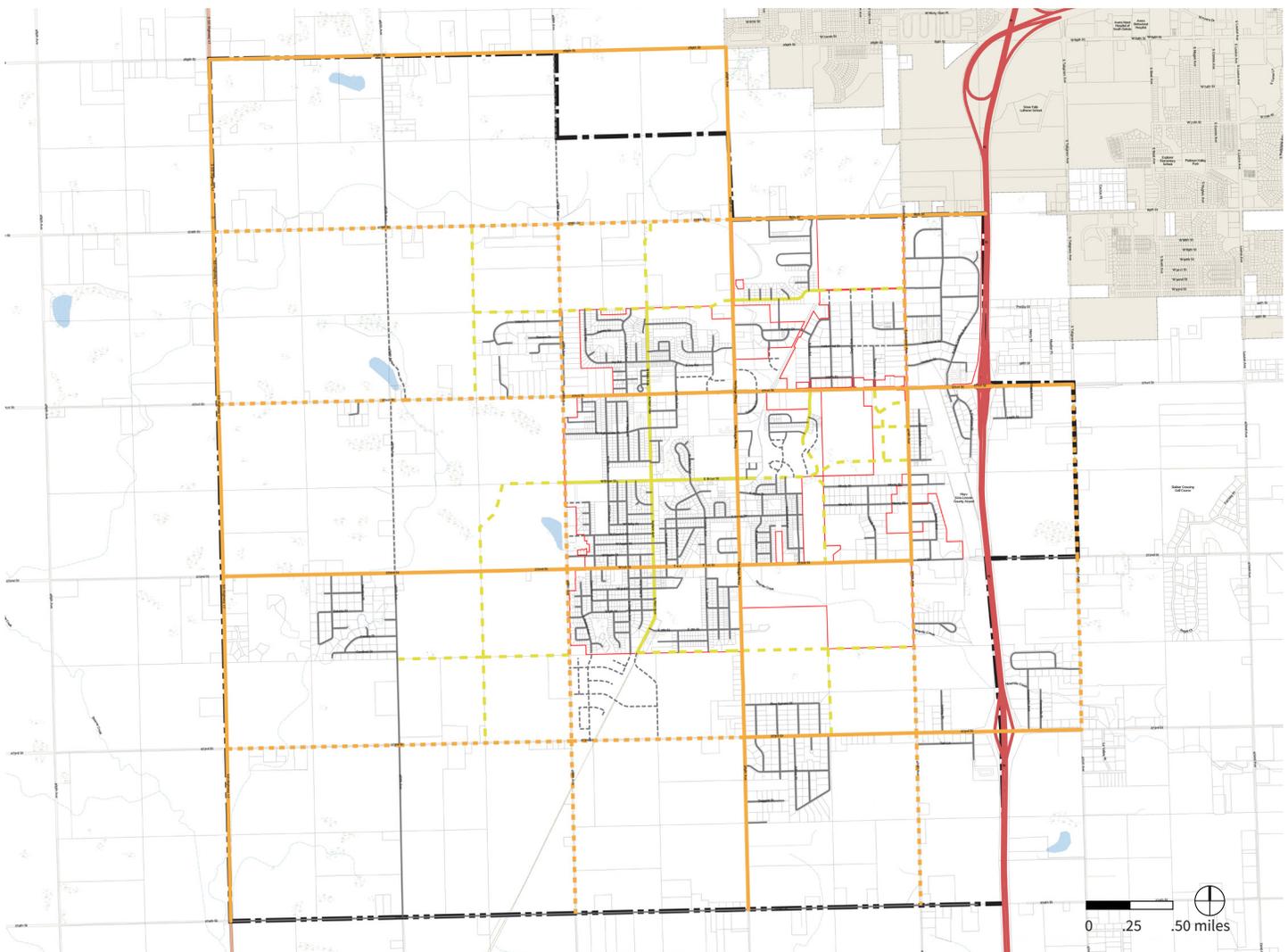


**Figure 3** Future Land Use Plan - Tea, SD

- |                            |                                |                        |
|----------------------------|--------------------------------|------------------------|
| Planning Boundary          | High-Density Residential       | Mixed-Use              |
| Tea City Limits            | Community Commercial           | Downtown-Mixed-Use     |
| Sioux Falls City Limits    | Corridor Commercial            | Parks and Recreation   |
| Floodplain                 | Regional Commercial            | Agriculture/Open Space |
| Low-Density Residential    | Light Industrial/Business Park | Public/Semi-Public     |
| Medium-Density Residential | Industrial                     |                        |

## Future Streets Plan

The proposed future street system expands key routes throughout the planning boundary to help serve and support the land uses identified on the Future Land Use Plan.



**Figure 4** Future Streets Plan

- |   |   |  |
|---|---|--|
|  Planning Boundary |  Interstate        |  Existing Collector |
|  Tea City Limits   |  Existing Arterial |  Future Collector   |
|  Sioux Falls       |  Future Arterial   |  Existing Local     |
|   |  Future Local      |  Future Local       |



# Housing

## Housing Overview

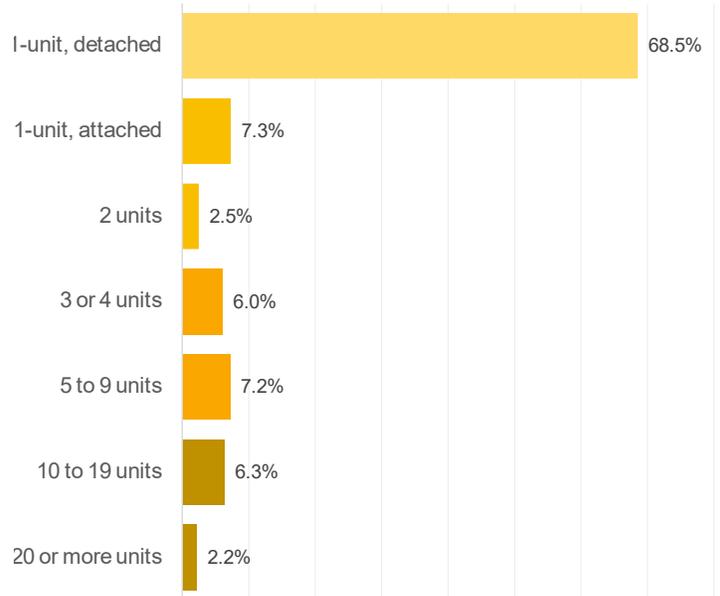
### Housing by Type

**Figure 5** shows the U.S. Census estimates for housing units by number of dwelling units for Tea as of 2022. Yellow represents low-density residential, orange is medium-density residential, and brown are multi-family residential. While nearly 70% of all housing units are single-family detached, there is a fairly even spread of medium and higher-density units.

### Housing Age

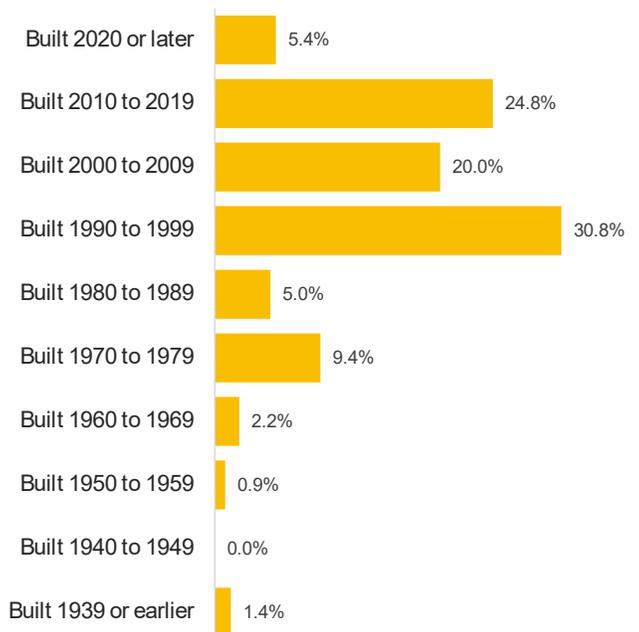
While there are some older homes in Tea, including nearly 10% of all homes built in the 1970s, approximately 75% of Tea's housing was built since 1990 as the Sioux Falls metropolitan area began to experience a population boom.

**Figure 6** shows the breakdown of year structure built as of 2022. The mix of housing found is consistent with other communities that are fast-growing on the edge of metro areas.



**Figure 5** Housing by Unit Count

Source: U.S. Census Bureau ACS 2022 5-Year Estimates



**Figure 6** Housing by Year Built (2022)

Source: U.S. Census Bureau ACS 2022 5-Year Estimates



### Detached Single-Family

Detached single-family dwelling units are separated individual housing units with open space on all sides.



### Attached Single-Family

Attached single-family dwelling units are typically horizontally attached along an exterior wall such as townhomes.



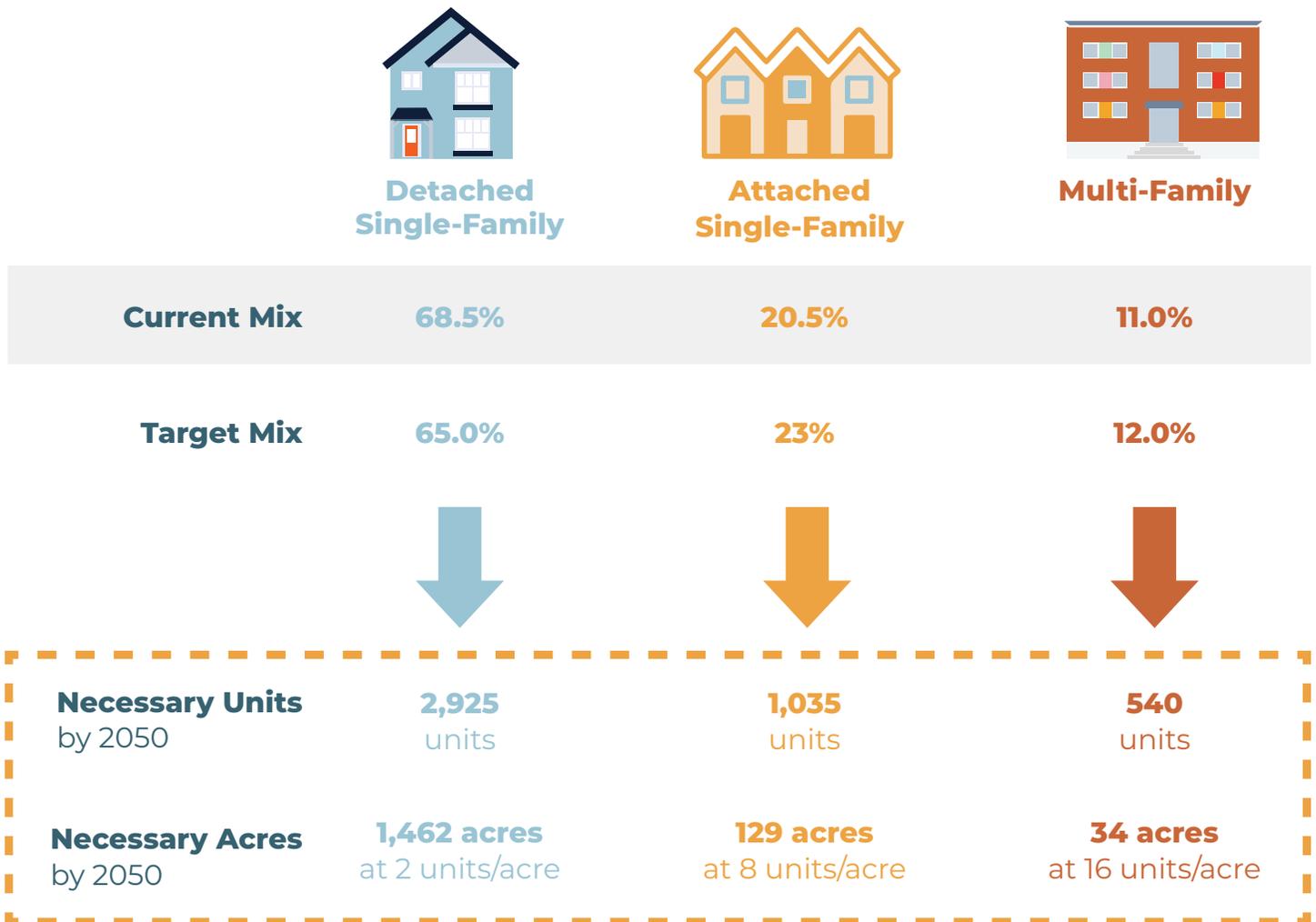
### Multi-Family

Multi-family dwelling units are typically both horizontally and vertically attached with multiple units contained within a building such as apartments or condo.

## Residential Demand by Housing Type

The new Future Land Use Plan calls for more housing diversity, while maintaining the overall character of Tea, which is dominated by single-family homes. **Figure 7** below shows the estimated number of new housing units by type and the estimated acres of residential land that will be needed in Tea based on the average 2050 population projection of 20,838.

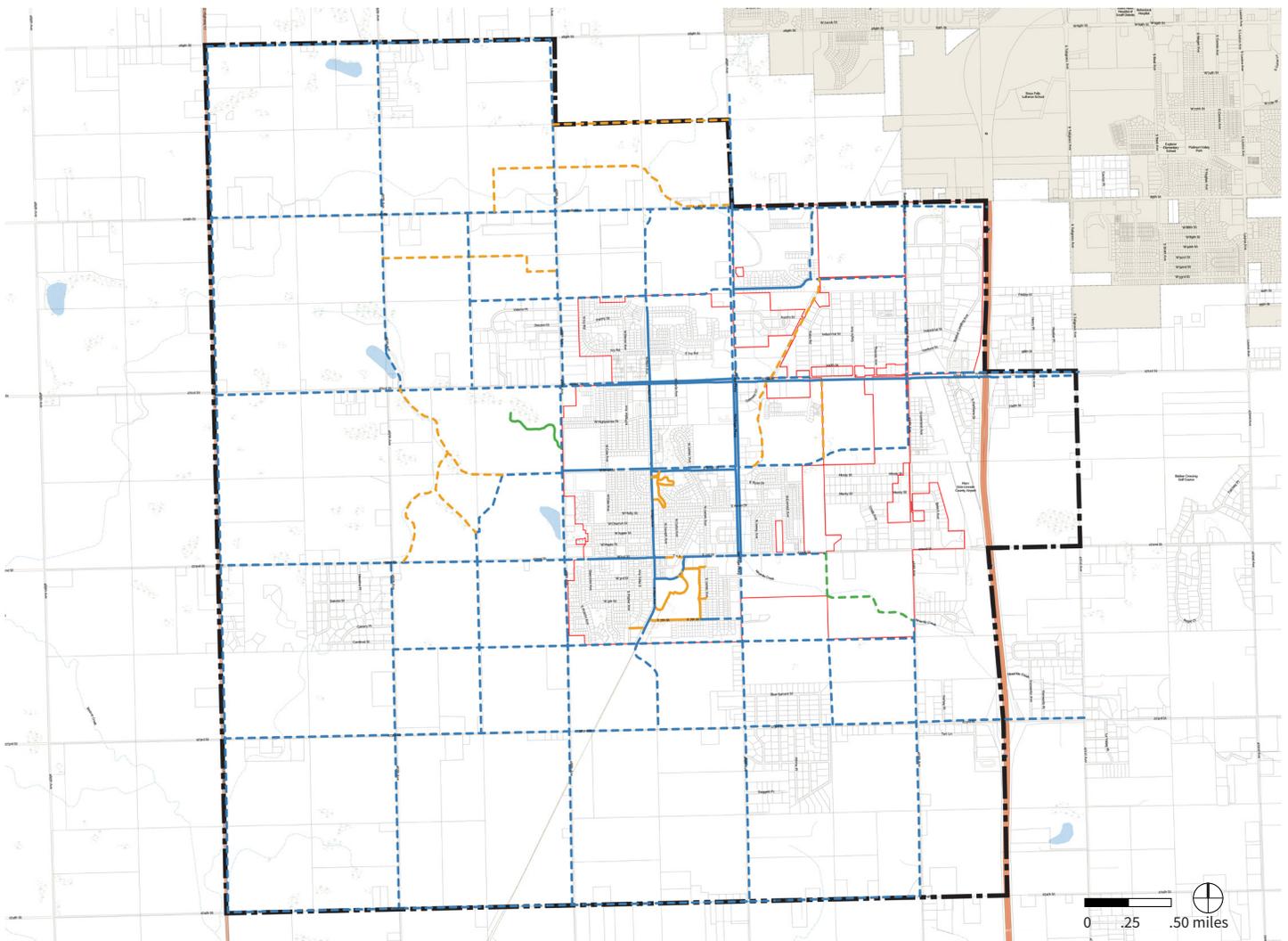
**By 2050, Tea could see the following residential demand:**



**Figure 7** Housing Unit + Acre Demand Estimates for 2050

## Future Trails Plan

The Future Trails Map is composed of shared use paths, off-street trails, and natural paths intended to help people walk, bike, and travel without a vehicle between different destinations. There are a variety of path types used to provide different experiences, access, and opportunities.



**Figure 9** Future Trails Plan

- |                   |                           |                         |
|-------------------|---------------------------|-------------------------|
| Planning Boundary | Existing Shared Use Path  | Future Off-Street Trail |
| Tea City Limits   | Future Shared Use Path    | Existing Natural Path   |
|                   | Existing Off-Street Trail | Future Natural Path     |