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 us, 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.

Engagement Overview

Establishing a Community Vision

How to Improve Quality of Life in Tea:

Improve bike / pedestrian sidewalks and trails.

Offer more community events/things to do.

More outdoor recreation opportunities.

Favorite Thing About Tea:

Community Profile

## Community Profile Overview

Household by Housing Tenure

Over 70% of Tea households are owner-occupied and just under 30% are renters (**Figure 1**). On average, owner-occupied units have larger household sizes - 3.01 compared to renters at 2.89 persons. While owner-occupied households are larger in Tea, we typically see a greater difference. This suggests more families are renting in Tea. Household type data further confirms this trend.

2.89
persons

Renter Households:

3.01
persons

Owner-Occupied Households:

29.3%

70.7%
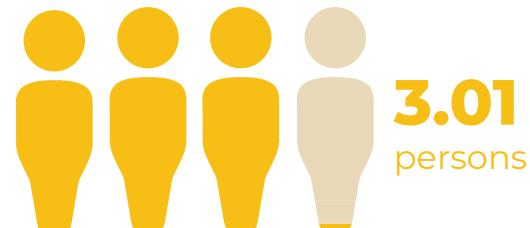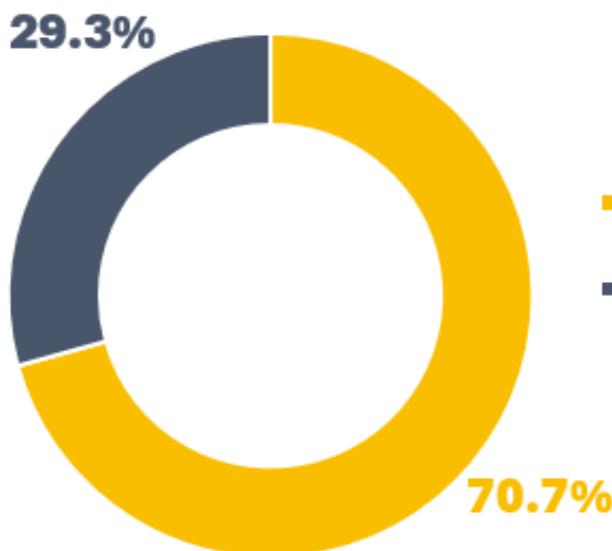
■ Owner-occupied housing units

■ Renter-occupied housing units

Figure 1 Household Size by Housing Tenure - Tea, SD (2022)

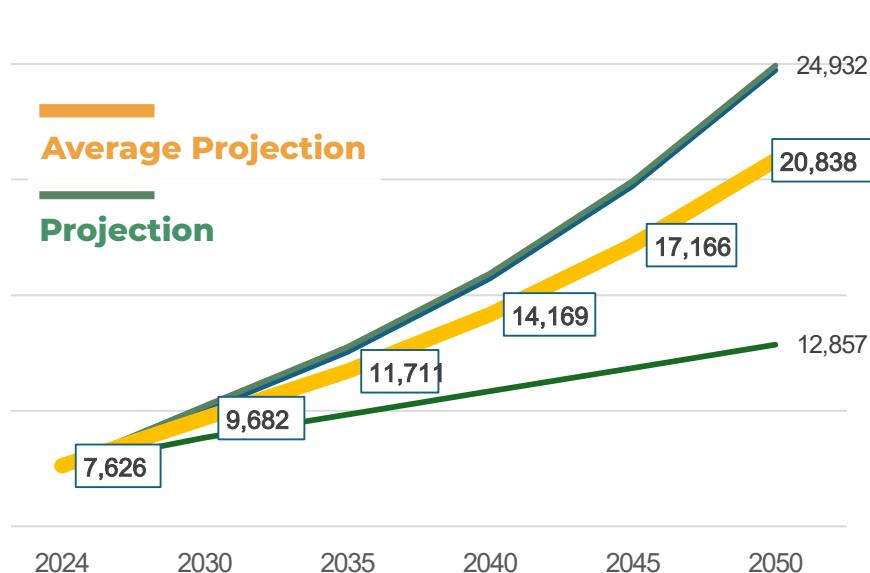# Community Growth Overview

Population Projections

Average Projection

Projection

24,932

20,838

17,166

14,169

11,711

9,682

7,626

12,857

2024 2030 2035 2040 2045 2050

Figure 2 Population Projections 2030-2050
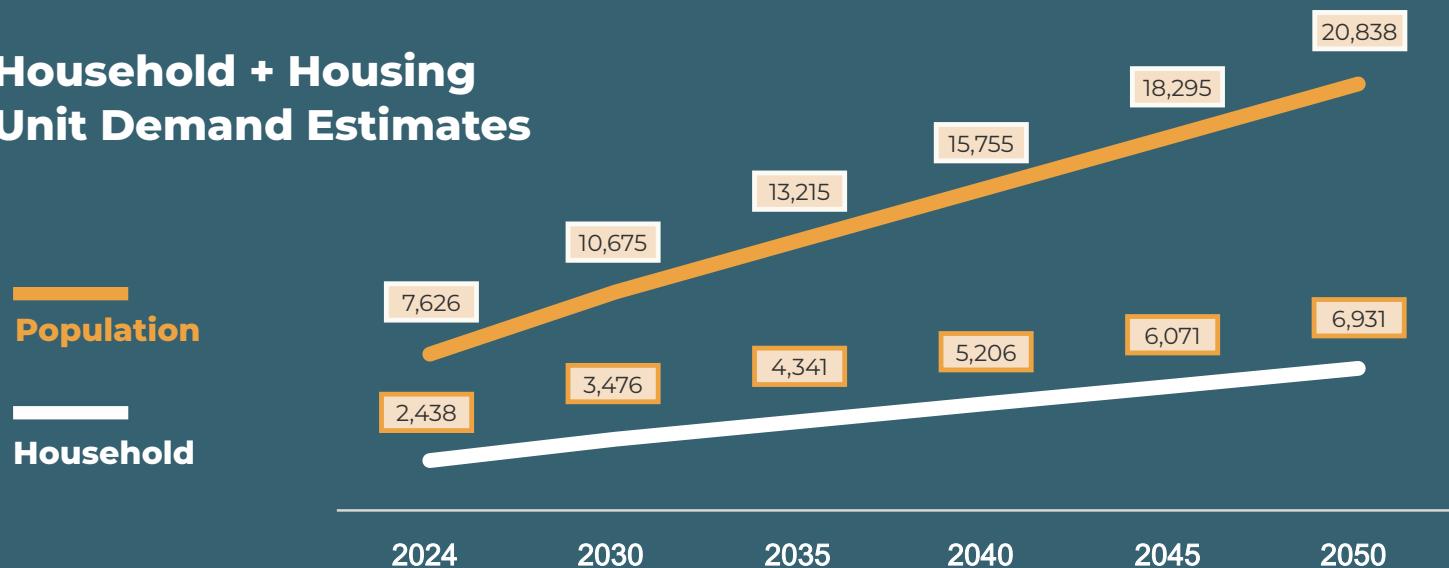
13,212 net new residents
508 per year

4,434 net new households
170 per year

4,500 net new housing units
172 per year

Household + Housing Unit Demand Estimates

Population

Household

	2024	2030	2035	2040	2045	2050
Population	7,626	10,675	13,215	15,755	18,295	20,838
Household	2,438	3,476	4,341	5,206	6,071	6,931

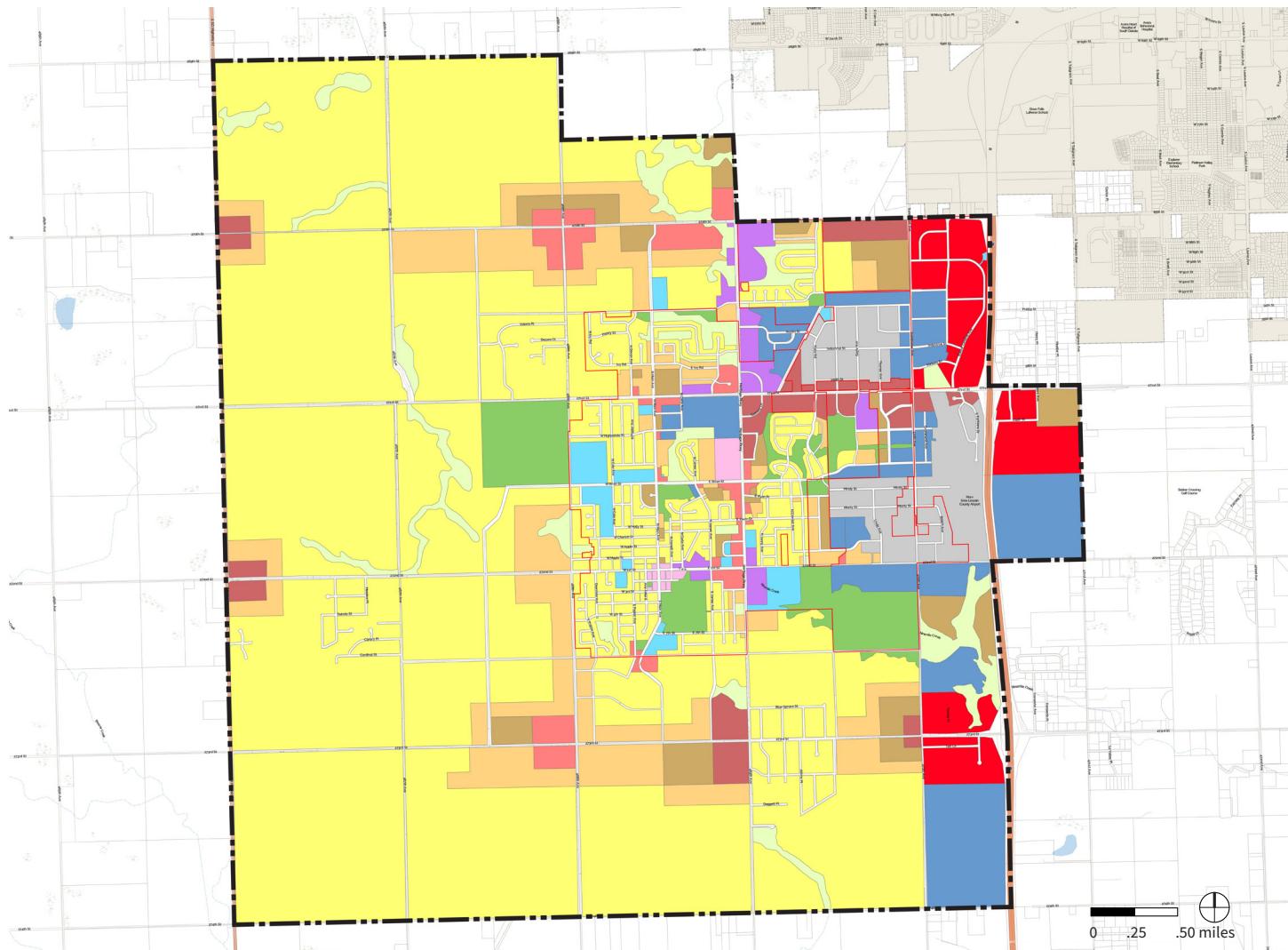# Future Land Use Plan

Future Land Use Plan

Figure 3 Future Land Use Plan - Tea, SD

	Legend	
⬛ 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.
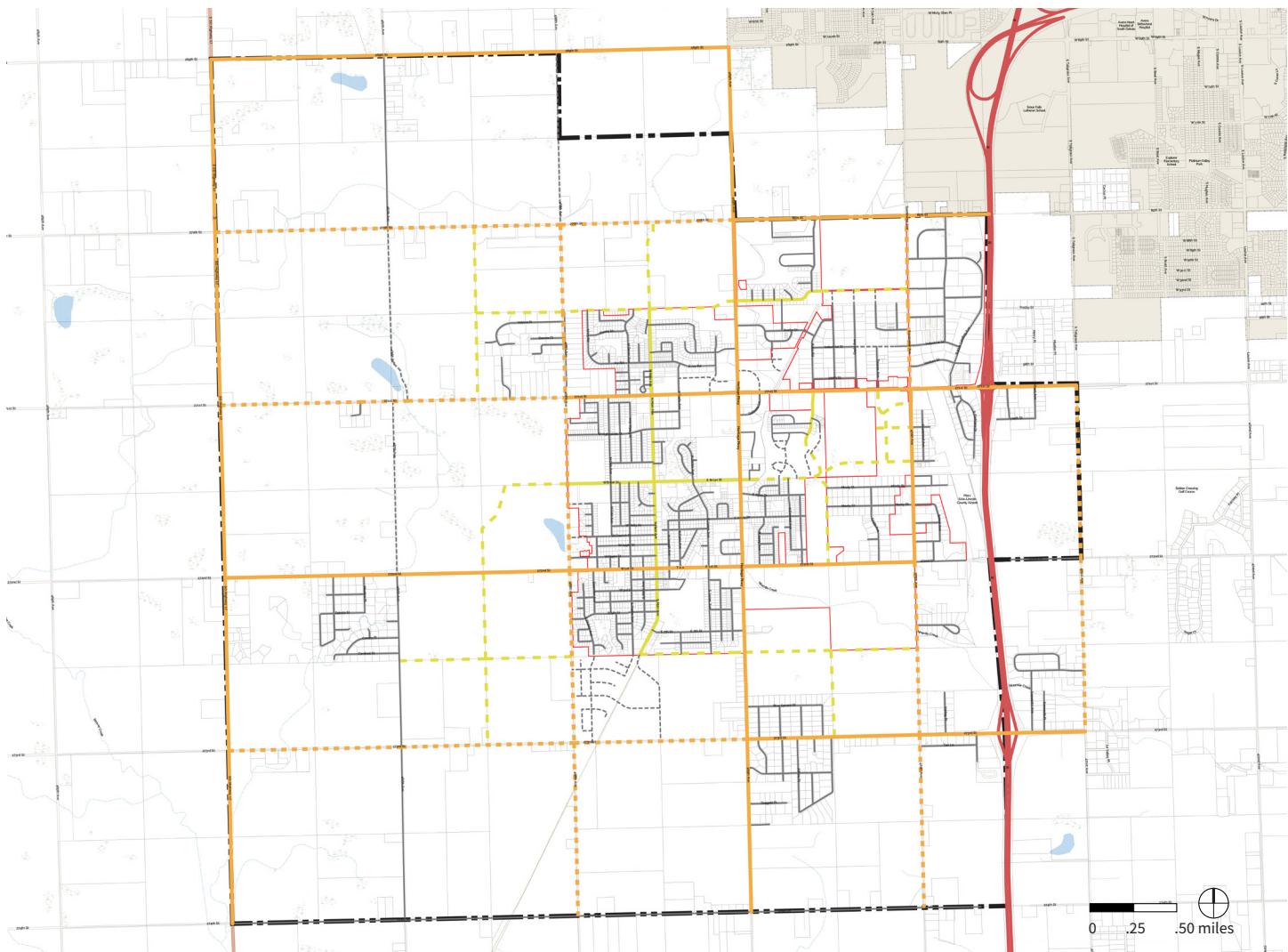

Figure 4 Future Streets Plan

Planning Boundary

Tea City Limits

Sioux Falls

Interstate

Existing Arterial

Future Arterial

Existing Collector

Future Collector

Existing 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

- I-unit, detached — 68.5%
- 1-unit, attached — 7.3%
- 2 units — 2.5%
- 3 or 4 units — 6.0%
- 5 to 9 units — 7.2%
- 10 to 19 units — 6.3%
- 20 or more units — 2.2%
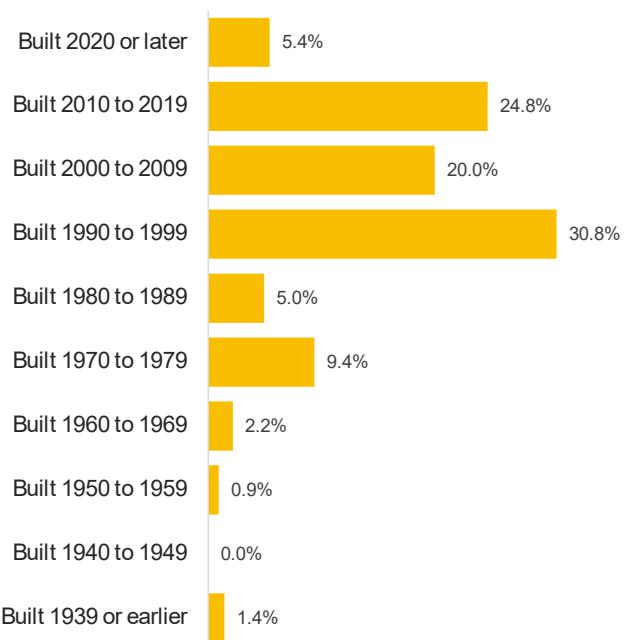
Figure 6 Housing by Year Built (2022)
Source: U.S. Census Bureau ACS 2022 5-Year Estimates

- Built 2020 or later — 5.4%
- Built 2010 to 2019 — 24.8%
- Built 2000 to 2009 — 20.0%
- Built 1990 to 1999 — 30.8%
- Built 1980 to 1989 — 5.0%
- Built 1970 to 1979 — 9.4%
- Built 1960 to 1969 — 2.2%
- Built 1950 to 1959 — 0.9%
- Built 1940 to 1949 — 0.0%
- Built 1939 or earlier — 1.4%

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.
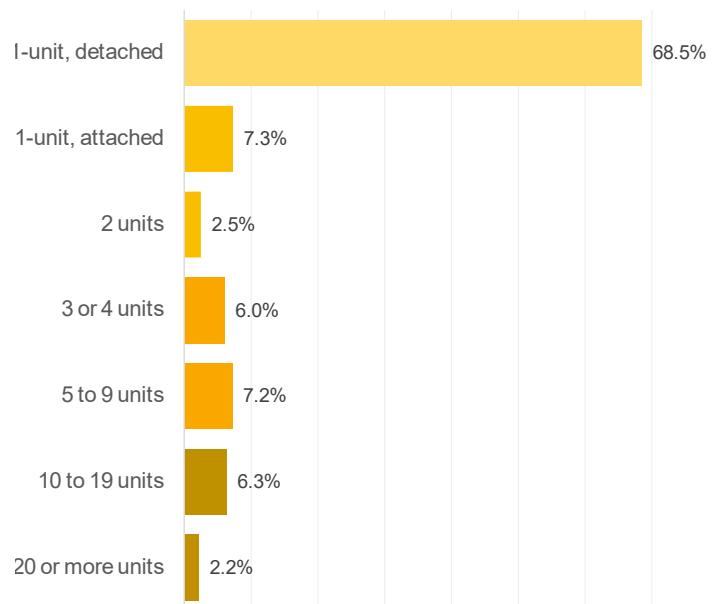
Residential Demand by Housing Type

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.

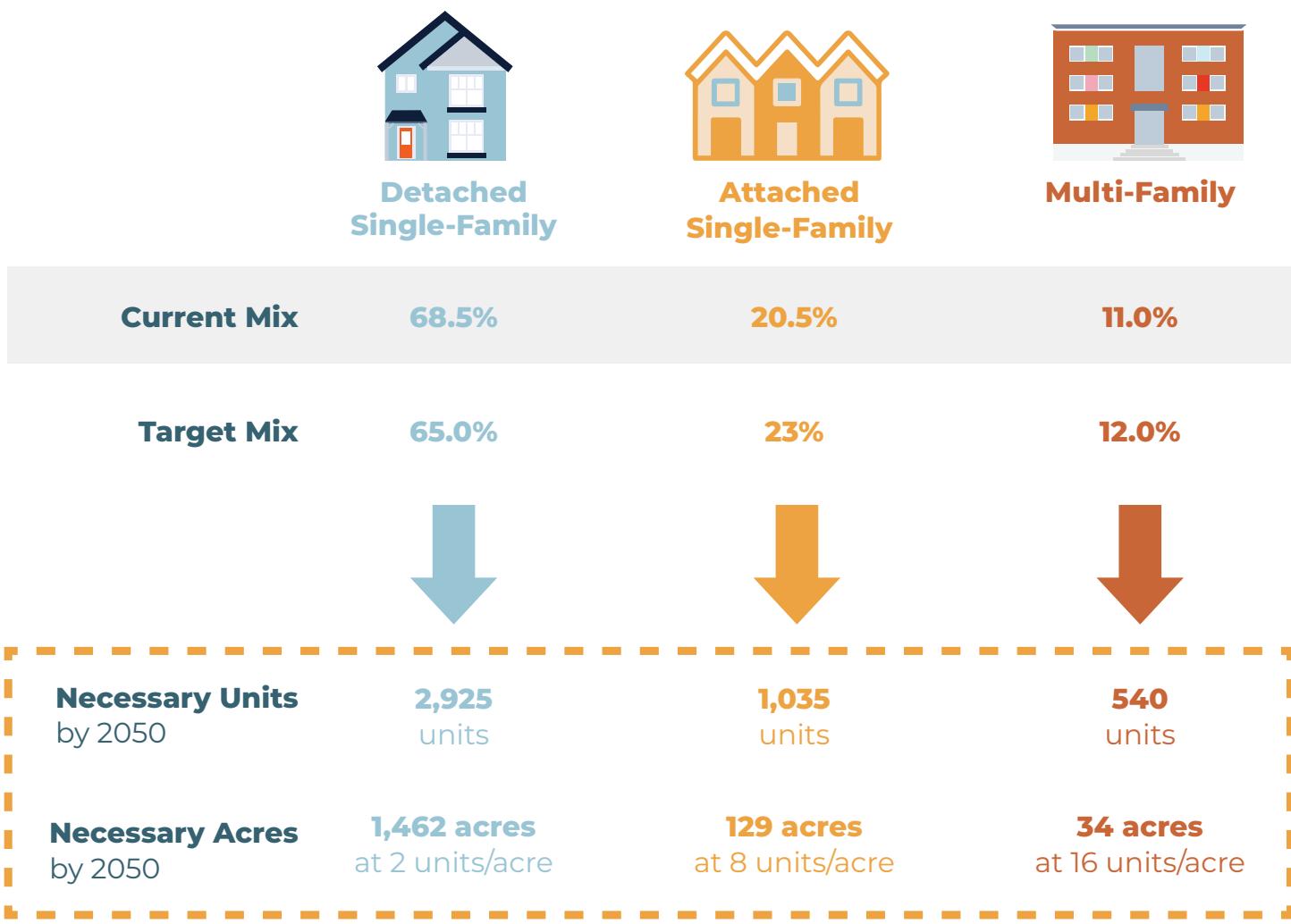### By 2050, Tea could see the following residential demand:

	Detached Single-Family	Attached Single-Family	Multi-Family
Current Mix	68.5%	20.5%	11.0%
Target Mix	65.0%	23%	12.0%
Necessary Units by 2050	2,925 units	1,035 units	540 units
Necessary Acres by 2050	1,462 acres at 2 units/acre	129 acres at 8 units/acre	34 acres at 16 units/acre

Figure 7 Housing Unit + Acre Demand Estimates for 2050

Parks + Trails

Parks + Trails Overview

Existing and Planned Park Service Areas

Tea aims to create multiple types of parks around the City to serve different needs. **Figure 8** shows the general location of some of these planned areas and the service areas for them.
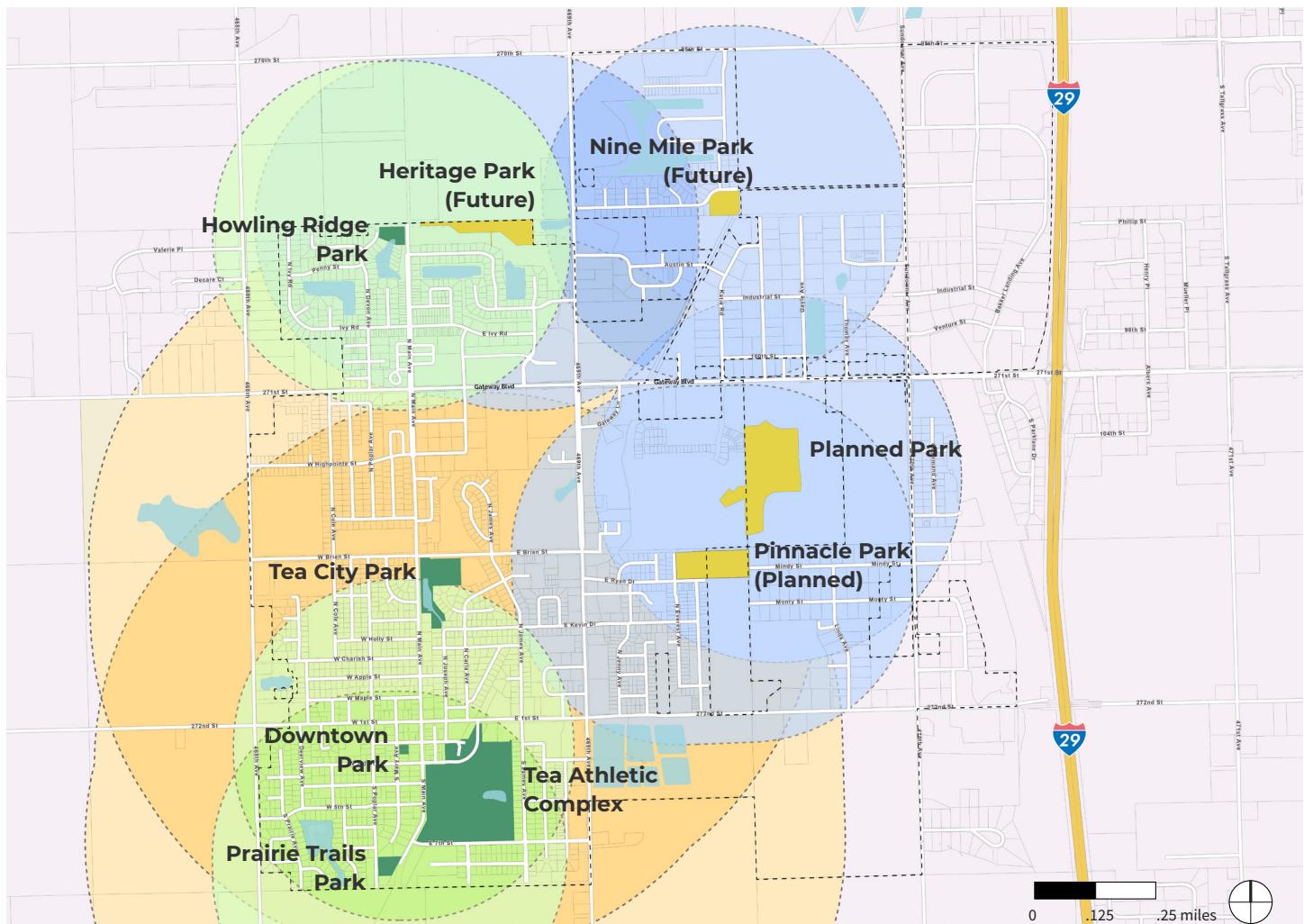

Figure 8 Existing + Future Park Service Area Map - Tea, SD

Legend:
- Tea City Limits
- Existing Parks
- Future Parks
- Existing Neighborhood Park Service Area
- Future Neighborhood Park Service Area
- Existing Community Park Service Area

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.
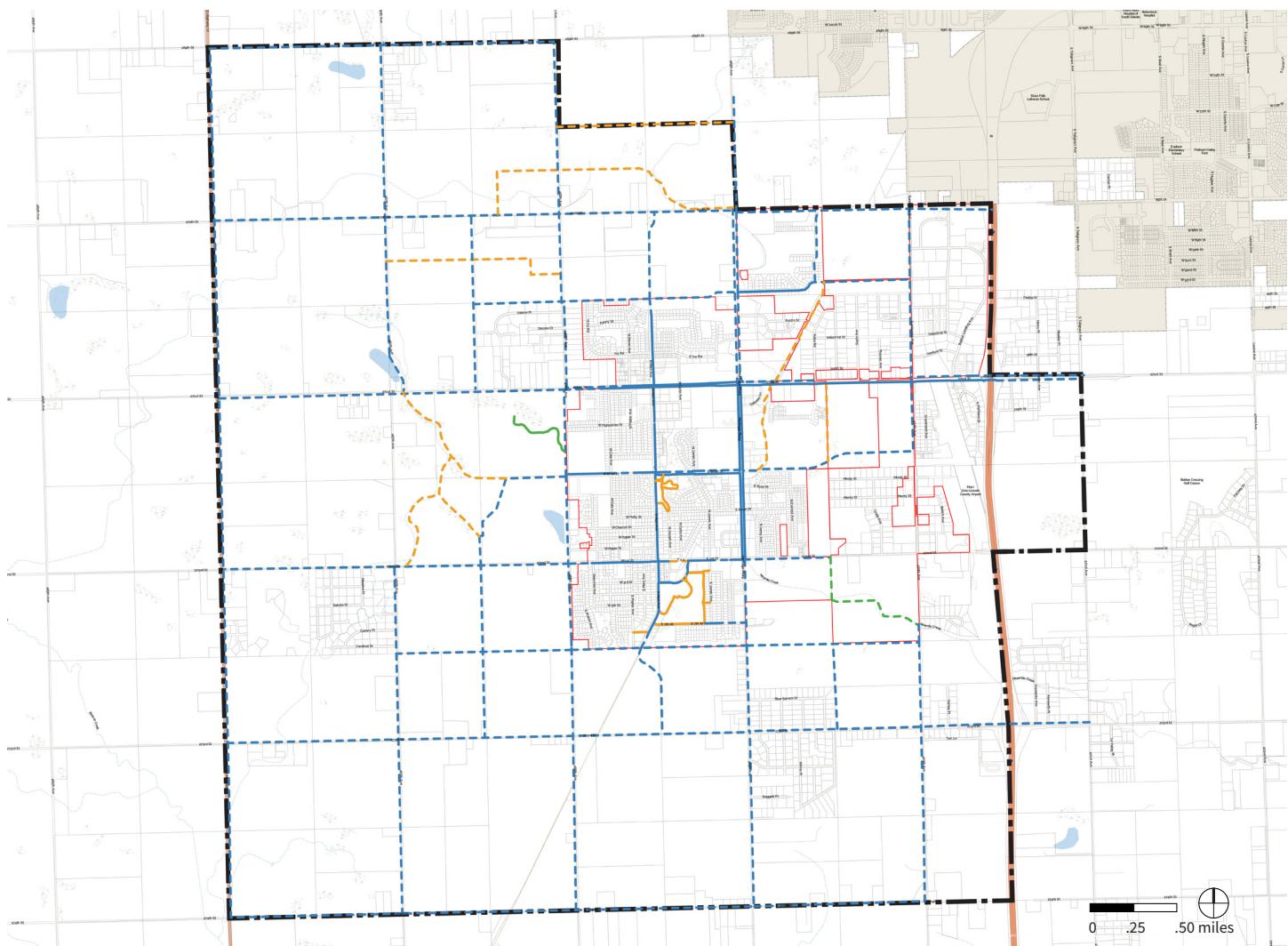

Figure 9 Future Trails Plan

Planning Boundary

Tea City Limits

—— Existing Shared Use Path

- - - Future Shared Use Path

—— Existing Off-Street Trail

- - - Future Off-Street Trail

—— Existing Natural Path

- - - Future Natural Path

Jobs + Employment

Jobs + Employment Overview

Commuting Habits

Over 3,000 residents commute outside of Tea for work and almost 2,000 workers commute into Tea for work from other places.

In-Commuters	Live + Work in Tea	Out-Commuters
1,794	**352**	**3,078**
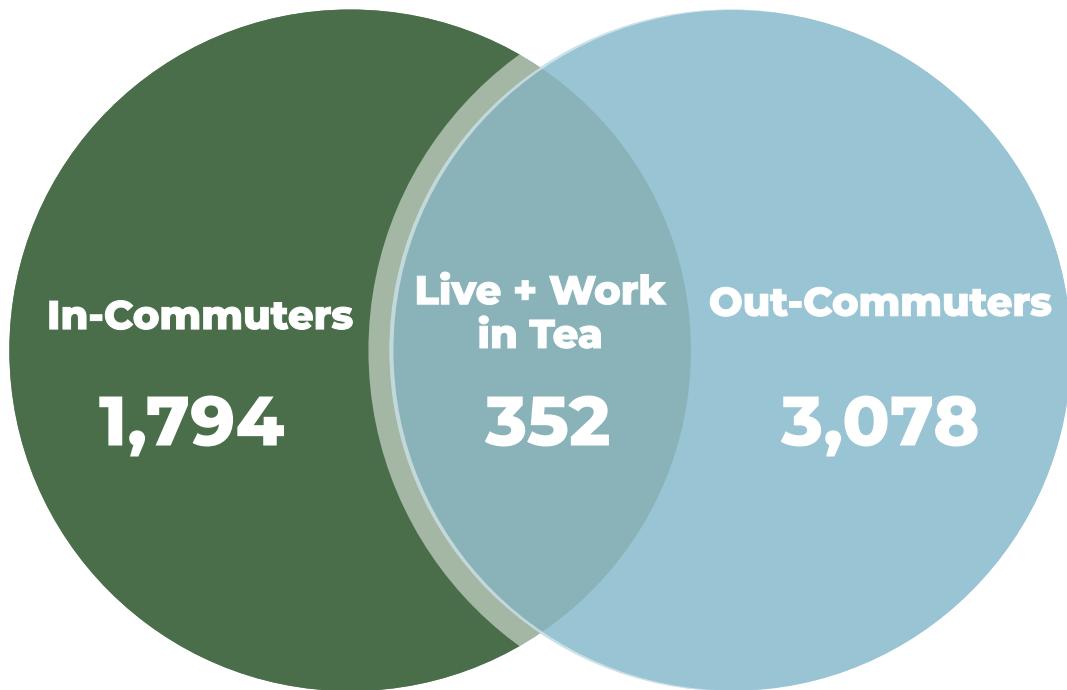
Where do Tea workers live?

- 87.2% live in the Sioux Falls metro area
- 45.4% live in the City of Sioux Falls
- 43.2% live in Minnehaha County
- 40.0% live in Lincoln County
- 16.4% live in Tea
- 3.3% live in Harrisburg
- 2.1% live in Lennox

Where do Tea residents work?

- 86.3% work in the Sioux Falls metro area
- 67.3% work in the City of Sioux Falls
- 56.1% work in Minnehaha County
- 29.3% work in Lincoln County
- 10.3% work in Tea
- 1.8% work in Harrisburg
- 1.1% work in Brookings

Figure 10 Commuting Summary Data - Tea, SD (2022)

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