CITY OF NORTH SIOUX CITY

Comprehensive Plan

1995 - 2015

Notice of Planning Commission Public Hearing published: 22 & 29 June 1995
Planning Commission Public Hearing held: 12 July 1995
Notice of City Council Public Hearing published: 24 & 31 August 1995
City Council Public Hearing held: 11 September 1995
Comprehensive Plan adopted by Resolution #73-1995: 27 November 1995
Notice of Adoption and Summary published: 07 & 14 December 1995
Comprehensive Plan effective: 27 December 1995

Prepared by the North Sioux City Planning and Zoning Commission and the South Eastern Council of Governments

ACKNOWLEDGEMENTS

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

City Council

Mayor: The Honorable Albert Parvu

Council Members: Harold Beavers, Joan Christiansen, Mardelle Cole, Randy Cottington, S. P. Counterman, Gary Harlan, Rodney McFarland, and Charles Meyer

Finance Officer: Liesel Hallwas

Planning and Zoning Commission

Chairman: Rick Minor

Board Members: Gerald Frankl, Dieter Hallwas, Charles Hoffman, Charles Meyer, and Donald Streeter

Building Inspector: Wayne Jensen

* The South Eastern Council of Governments prepared this document under the direction of the North Sioux City Planning and Zoning Commission. The following SECOG staff were involved in the preparation of this document: Alec J. Boyce, Executive Director; John Sutter, Senior Planner; Ron Hayes, Planning Intern

* Greg Meyer, P.E. of Buell-Winter-Mousel and Associates, provided technical assistance in the development of this document.

* The development of this document was funded in part by the South Dakota Governor's Office of Economic Development

STATE OF SOUTH DAKOTA, COUNTY OF UNION, ss.

LESTER E. EMERSON, of Said County and State, being first duly sworn on his oath says: That The Leader-Courier is a legal weekly newspaper of a general circulation, printed and published in Elk Point, in said County and State, and has been such legal newspaper during the time hereinafter mentioned, and that I, LESTER E. EMERSON, the undersigned, am the publisher of the said newspaper, in charge of the advertising department thereof, have personal knowledge of all the facts stated in this affidavit and that the advertising headed

Public Notice Liesel Hallwas 2 x 7 1/2 display ad

a printed copy of which is hereto attached, was printed and published in the said newspaper for 2 successive weeks, to-wit: The first publication being made on Thursday, the 22nd day of June, 1995, and the last publication on Thursday, the 29th day of June, 1995, that the full amount of the fees charged for publishing the same, to-wit, the sum of $ 78.00 insures solely to the benefit of the publisher of The Leader-Courier; that no agreement or understanding for any division thereof has been made with any other person and that no part thereof has been agreed to be paid to any person whomsoever.

Lester E. Emerson

Subscribed and sworn to before me this 29th day of June 19 95

Hazel M. Emerson

My commission expires 7-21-99.

Notary Public.

Public Notice

North Sioux City Planning & Zoning Commission to hold Public Hearing on a draft of a New Comprehensive Plan

The City of North Sioux City is in the process of developing a new Comprehensive Plan for the years 1995 through 2015. Some of the issues to be addressed in this plan include transportation, utilities, natural features, projected population and future land use and development. A Comprehensive Plan draft has been prepared by the North Sioux City Planning & Zoning Commission and the South Eastern Council of Governments. Beginning on Tuesday, June 27, 1995, a copy of the Comprehensive Plan draft will be available for public review at the North Sioux City Finance Office (301 Military Road, 232-4276) during regular business hours.

In order to solicit comments and suggestions from the public on the draft of the Comprehensive Plan, the North Sioux City Planning & Zoning Commission will hold a Public Hearing at the Community Center, 205 Sodrac Drive, on Wednesday, July 12, at 8:00 P.M. All interested persons are encouraged to attend.

Interested persons who are not able to attend are invited and encouraged to send written comments before July 12th to the City of North Sioux City, P.O. Box 338, North Sioux City, SD 57049.

LIESEL HALLWAS

Finance Officer

6-29-95 2 x 7 1/2 39.00

STATE OF SOUTH DAKOTA, COUNTY OF UNION, ss.

LESTER E. EMERSON, of Said County and State, being first duly sworn on h oath says: That The Leader-Courier is a legal weekly newspaper of a general ci culation, printed and published in Elk Point, in said County and State, an has been such legal newspaper during the time hereinafter mentioned, and th

I, LESTER E. EMERSON, the undersigned, am the publisher of the sai newspaper, in charge of the advertising department thereof, have personal knov ledge of all the facts stated in this affidavit and that the advertising heade Public Notice

a printed copy of which is hereto attached, was printed and published in the sai newspaper for two successive weeks, to-wit: The first publication bein made on Thursday, the 24 day of August, 1995, an the last publication on Thursday, the 31 day of August, 1995 that the full amount of the fees charged for publishing the same, to-wit, th sum of $ 88.40 insures solely to the benefit of the publisher of Th Leader-Courier; that no agreement or understanding for any division there has been made with any other person and that no part thereof has been agree to be paid to any person whomsoever.

Lester E. Emerson

Subscribed and sworn to before me this 31 day of August 1995

Hazel M. Emerson

My Commission Expires 7-21-99

Notary Public.

8-24-95 **Public Notice** 2x8½ $44.20

North Sioux City City Council to hold Public Hearing on a draft New Comprehensive Plan

The City of North Sioux City is in the process of developing a new Comprehensive Plan for the years 1995 through 2015. Some of the issues to be addressed in this plan include transportation, utilities, natural features, projected population, and future land use and development. A draft Comprehensive Plan has been prepared by the North Sioux City Planning & Zoning Commission and the South Eastern Council of Governments. The Planning & Zoning Commission has held its public hearing on the plan, made revisions and forwarded its recommendation to the City Council. Since Tuesday, the 27th of June, 1995, a copy of the draft Comprehensive Plan has been available for public review at the North Sioux City Finance Office (301 Military Road, 232-4276) during regular business hours. In addition, a compilation of the changes suggested at the public hearing and approved by the Planning & Zoning commission is available at the Finance Office.

In order to solicit comments and suggestions from the public on the draft Comprehensive Plan, the City Council will hold a Public Hearing at the Community Center, 205 Sodrac Drive, on Monday, the 11th of September, at 7:30 P.M. All interested persons are encouraged to attend. Those interested persons not able to attend are invited and encouraged to send written comments before the 11th of September to the City of North Sioux City, P.O. Box 338, North Sioux City, SD 57049.

LIESEL HALLWAS

Finance Offic

RESOLUTION NO. 73 - 1995

A RESOLUTION ADOPTING A NEW COMPREHENSIVE PLAN FOR THE CITY OF NORTH SIOUX CITY, AS PROVIDED FOR IN SDCL 11-6-14 THROUGH 11-6-18

Whereas, Chapter 11-6-14 of South Dakota Codified Laws has empowered the Planning & Zoning Commission and the City Council of North Sioux City to prepare a Comprehensive Plan for the development of the municipality and the surrounding area; and

Whereas, the North Sioux City Planning & Zoning Commission developed a Comprehensive Plan for the years 1995 - 2015, held the required public hearing on 12 July 1995, and made a recommendation for adoption of the Plan to the City Council; and

Whereas, the North Sioux City Council received the recommendation of the Planning & Zoning Commission, and held the required public hearing on 11 September 1995; and

. ereas, the adoption of the Comprehensive Plan would enhance the responsible development of North Sioux City and the surrounding area.

Now, therefore, be it resolved by the City Council of North Sioux City, that the Comprehensive Plan for North Sioux City for the years 1995 through 2015 be hereby adopted and effective upon 20 days after publication of the Notice of Adoption and Summary of the Comprehensive Plan.

Adopted this 27th day of November, 1995. MUNICIPAL SEAL:

Albert Parvu, Mayor

·el Hallwas, Finance Officer

27Nov95 SECOG:JBS C:\NORTHSOO\COMPPLAN\1995RESO.WPD

AFFIDAVIT OF PUBLICATION

State of South Dakota, County of Union, ss.

Scott Munger

being first duly sworn, deposes and says: That he/she is a resident of the county of Union and State of South Dakota; that

The Leader-Courier

is a legal weekly newspaper of a general circulation, printed and published in Elk Point, in said County and State, and that has been such legal newspaper during the time hereinafter mentioned, and that affiant is and was during all the time hereinafter mentioned in charge of the advertising department thereof, and has personal knowledge of all the facts stated in this affidavit: and that the notice and advertisement headed:

Notice of Adoption and Summary of Comprehensive Plan

a printed copy of which is hereunto attached and made a part hereof, was printed and published in the said newspaper at least once in each week

for 2 successive weeks; that said newspaper at the time of the first publication of said notice hereinafter stated, had, and still has, a bona fide circulation of over two-hundred paid copies weekly, and had been published in the said county of Union for more than one year immediately prior to the date of the said publication of said notice, and that said newspaper during said times, was, and is, printed in part in an office maintained at said city of Elk Point, the place of publication; that the first publication of said notice in said newspaper as

The first publication being made on Thursday, the 7 day of December 19 95, and that the succeeding publications were

on Thursday, the 14 day of December, 19 95

on Thursday, the _____ day of _____, 19____

on Thursday, the _____ day of _____, 19____

on Thursday, the _____ day of _____, 19____

on Thursday, the _____ day of _____, 19____

that the fees for the printing and publishing of said notice and advertisement in said newspaper as aforesaid were $ 44.21, that the full amount of the fee charged insures to the benefit of the publisher of the said newspaper, that no agreement or understanding for the division thereof has been made with any other person and that no part thereof has been agreed to be paid to any other person whomsoever.

Scott Munger

Subscribed and sworn to before me this 14 day of December 19 95

My commission expires 7-21-99

Hazel M. Emerson

Notary Public

NOTICE OF ADOPTION AND SUMMARY OF COMPREHENSIVE PLAN CITY OF NORTH SIOUX CITY, SOUTH DAKOTA

Notice is hereby given that the Planning & Zoning Commission and City Council of North Sioux City have prepared, reviewed and adopted a Comprehensive Plan for the years 1995 through 2015. The Comprehensive Plan was adopted by the City Council on 27 November, 1995. The document may be reviewed by any interested persons at City Hall (301 Military Road). The following is the Executive Summary of the Comprehensive Plan for the City of North Sioux City.

The City of North Sioux City has adopted this Comprehensive Plan to address the requirements of state law, and to assist local residents, businesses, institutions and government in their efforts to accommodate growth and development while maintaining a high quality of life. This plan is not intended to be a site development guide for specific parcels of land; rather, it is intended to provide a general outline of the best way the City can develop in the future.

In developing this Comprehensive Plan the North Sioux City Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning and Zoning Commission meetings.

The purpose of the final product is to enable local officials to guide development in ways most appropriate and efficient for the community.

The need for this plan is indicated by recent growth in the community. North Sioux City's population has increased from 2,019 in 1990 to an estimated 2,271 in 1995. The City has simultaneously experienced extremely rapid employment growth, from approximately 2,000 in 1990 to approximately 7,000 in 1995. The assessed valuation of property in the City has also grown rapidly, from $21,157,829 in 1990 to $62,939,090 in 1995.

The centerpiece of this document is the map on page 35 showing suggested land uses and identifying projected major streets. New residential development is expected to expand northward from the north side of McCook Lake, and possibly southward between the current city limits and the Dakota Dunes planned community. Commercial expansion is expected around the two I-29 interchanges and along River Drive between I-29 and the City's downtown area. Future industrial expansion is planned for the area north and east of old SD Highway 105, south and west of the flood control levee.

The land uses and future major streets identified in this document are not set in stone. The Comprehensive Plan is a general guideline, and neither endorses nor prohibits development of a certain kind in a certain area. It is intended to guide the City in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies.

Pub. Dec. 7 and 14, 1995 30 $44.21

TABLE OF CONTENTS

	Page
I. EXECUTIVE SUMMARY	1
II. INTRODUCTION	2
A. PURPOSE, AUTHORIZATION AND ADOPTION	2
B. PREVIOUS PLANNING DOCUMENTS AND ACTIVITIES	4
C. INTERGOVERNMENTAL CONSIDERATIONS	5
D. APPROPRIATE USE OF THE COMPREHENSIVE PLAN	6
III. THE STUDY AREA: Issues and Characteristics	7
A. DESCRIPTION OF THE STUDY AREA	7
B. PROBLEM STATEMENT	10
C. DEMOGRAPHIC CONDITIONS	10
D. NATURAL FEATURES AND CONSIDERATIONS	16
E. INFRASTRUCTURE	22

IV. LAND USE PLAN **27**

A. CATEGORIES OF LAND USE 27

B. DESCRIPTION OF CURRENT LAND USES 28

C. SUGGESTED FUTURE LAND USE 31

V. POLICY PLAN **36**

A. GENERAL 37

B. HOUSING 38

C. ECONOMIC DEVELOPMENT 40

D. PARKS AND RECREATION 41

E. NATURAL RESOURCES 42

F. GOVERNMENTAL OPERATIONS 43

VI. PLAN IMPLEMENTATION **44**

LIST OF MAPS

	Page
ıap 1: Base Map, 1995	8
Map 2: Extraterritorial Planning Area	9
Map 3: Flood Hazard Areas	17
Map 4: Storm Sewer Projects	19
Map 5: Transportation Projects	26
Map 6: Generalized Current Land Use Areas, 1995	30
Map 7: Suggested Land Use, 2015	35

LIST OF TABLES

	Page
ı able 1: Population History	12
Table 2: Current Population Estimate	12
Table 3: Current Demographic Statistics	12
Table 4: Population Projections, 1995-2015 (current trend)	14

LIST OF FIGURES

	Page
Figure 1: Projected Population Ranges, 1995-2015	15

I.

EXECUTIVE SUMMARY

The City of North Sioux City has adopted this Comprehensive Plan to address the requirements of state law, and to assist local residents, businesses, institutions and government, in their efforts to accommodate growth and development while maintaining a high quality of life. This plan is not intended to be a site development guide for specific parcels of land; rather, it is intended to provide a general outline of the best way the City can develop in the future.

In developing this Comprehensive Plan, the North Sioux City Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning and Zoning Commission meetings. The purpose of the final product is to enable local officials to guide development in ways most appropriate and efficient for the community.

The need for this plan is indicated by recent growth in the community. North Sioux City's population has increased from 2,019 in 1990 to an estimated 2,271 in 1995. The City has simultaneously experienced extremely rapid employment growth, from approximately 2,000 in 1990 to approximately 7,000 in 1995. The assessed valuation of property in the City has also grown rapidly, from $21,157,829 in 1990 to $62,939,090 in 1995.

The centerpiece of this document is the map on page 35 showing suggested land uses and identifying projected major streets. New residential development is expected to expand northward from the north side of McCook Lake, and possibly southward between the current city limits and the Dakota Dunes planned community. Commercial expansion is expected around the two I-29 interchanges and along River Drive between I-29 and the City's downtown area. Future industrial expansion is planned for the area north and east of old SD Highway 105, south and west of the flood control levee.

The land uses and future major streets identified in this document are not set in stone. The Comprehensive Plan is a general guideline, and neither endorses nor prohibits development of a certain kind in a certain area. It is intended to guide the City in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies.

II.

INTRODUCTION

A. PURPOSE, AUTHORIZATION AND ADOPTION

1. PURPOSE OF THE COMPREHENSIVE PLAN

There are two primary purposes of this document:

(1) To address the planning requirements of state law; and

(2) To assist the residents, businesses, institutions and government of the North Sioux City community in their efforts to accommodate growth and development while maintaining a high quality of life.

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. PROCESS OF ADOPTION

The North Sioux City Council has adopted this document in accordance with state law. Specifically:

(1) On 22 June 1995, the City published a public notice, which:

(a) At least fifteen days in advance, announced a public hearing on the proposed plan to be held by the Planning and Zoning Commission on 12 July 1995;

(b) Invited members of the general public to review a copy of the proposed plan at the Municipal Finance Office, prior to the public hearing;

(c) Invited members of the general public to participate in the public hearing, or by writing prior to the hearing, in order to express their opinions about the proposed plan.

(2) On 12 July 1995, the Planning and Zoning Commission held the public hearing, and considered comments and suggestions from the general public.

(3) On 12 July 1995, the Planning and Zoning Commission made a written recommendation to the City Council for adoption of the proposed plan, including any changes made by the Planning and Zoning Commission after receiving comments and suggestions from the general public.

(4) On 24 August 1995, the City published a public notice, which, at least fifteen days in advance, announced a public hearing on the proposed plan to be held by the City Council on 11 September 1995.

(5) On 11 September 1995, the City Council held the public hearing, to consider adoption of the proposed plan.

(6) On 27 November 1995, the City Council adopted, by resolution, this Comprehensive Plan.

(7) On 07 December 1995, the City published the resolution adopting the Comprehensive Plan, including a summary of the issues addressed by the plan and an invitation for the general public to view the adopted plan at the Municipal Finance Office.

(8) On 27 December 1995, the twentieth day after publication, this Comprehensive Plan became effective.

B. PREVIOUS PLANNING DOCUMENTS AND ACTIVITIES

1. COMPREHENSIVE PLAN (1971)

The 1971 Comprehensive Plan, called the General Development Plan, was produced in 1968 and adopted in 1971. This plan has since been "overtaken by events"; that is, the pace of development in North Sioux City has exceeded the development area projected in the 1971 plan. Moreover, the increasing awareness of environmental issues such as drainage makes development of a new land use plan essential.

2. ZONING REGULATIONS (1990)

The Zoning Regulations were adopted in 1990. At present, the Planning and Zoning Commission and City Council are using these regulations to promote development which is compatible with the 1971 Comprehensive Plan and the needs of the community. As might be expected, changes in the Zoning Regulations or zoning district boundaries have occasionally been necessary to accommodate appropriate development. The Zoning Map has been amended several times since 1990, and should be redrafted.

3. SUBDIVISION REGULATIONS (1990)

The Subdivision Regulations are being used by the Planning and Zoning Commission and City Council to ensure that new development areas are compatible with streets, utilities, drainage systems, and parks & recreation needs.

4. COMMUNITY INVESTMENT PLAN (1993)

This capital improvements planning document identified specific infrastructure projects needed in the City, based on information received from residents at a public hearing. Because the planning period for this document is 1994 - 1998, a new capital improvements planning document will be needed after 1998.

5. SIOUXLAND TRANSPORTATION PLAN (1993)

This document, prepared by the Siouxland Interstate Metropolitan Planning Council (SIMPCO), includes the community of North Sioux City within its planning scope. The transportation plan will guide the construction and improvement of the transportation facilities necessary for the continued growth and development of North Sioux City.

C. INTERGOVERNMENTAL CONSIDERATIONS

A comprehensive plan affects not only those living in the study area, but also (to some extent) those living and working throughout a much larger region. As a result, the Planning and Zoning Commission provided a draft of this plan to, and has requested input from, the following individuals and organizations:

* Greg Meyer, City Engineer, Buell Winter Mousel & Associates;

* Dennis Henze, Land Use Administrator, Union County;

* Bernie Muth, Chairman, McCook Lake Sanitary District;

* Harlan Quenzer, McCook Lake Sanitary District Engineer, Schmucker Paul Norr & Associates;

* Dr. Carlton Holt, Superintendent, Dakota Valley School District;

* Mike Huber, Coordinator, 49ers Business Council; and

* Roger Zanarini, Vice President of Marketing, Dakota Dunes.

D. APPROPRIATE USE OF THE COMPREHENSIVE PLAN

This Comprehensive Plan is, by nature, a generalized document. The information contained herein is intend to guide development based on a general pattern; it is not intended to be either a green light or a red light to development on a certain site, or to the construction of a particular road or public facility. This document is not a substitute for a thorough investigation of natural conditions (soils, drainage topography, etc.), accessibility, surrounding land uses and market conditions for a specific site.

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 predicted highest and best use of land within the study area, based on the potential for growth and development of the community. Two considerations are to be kept in mind for future interpretations of this document, and its relationship to regulatory tools such as zoning and subdivision regulations:

* Areas shown on the Suggested Land Use map as *Agricultural or Vacant* may not necessarily remain so for the duration of this plan. The Planning and Zoning Commission and City Council recognize that market conditions are the main factor driving the development of land. Annexation, zoning, subdivision and development of such land shall be in accordance with this Comprehensive Plan, if the City determines that such development does not conflict with adjacent land uses, and if it is in accordance with local regulations. It shall not be necessary to revise this Comprehensive Plan to reflect or allow for development in areas shown as *Agricultural or Vacant*.

* Zoning of land for a particular use which is lower in intensity than that shown on the Suggested Land Use map, shall be considered to be in accordance with this Comprehensive Plan. The City will utilize the following hierarchy of land uses, listed from highest intensity to lowest intensity: *Industrial, Commercial, High-Density Residential, Mixed Residential, and Single-Family Residential. Public or Semi-Public* uses, such as schools, parks, churches and so forth, may be located in any area if in accordance with the City's zoning regulations. As discussed in the preceding paragraph, areas shown as *Agricultural or Vacant* may be developed for any more intense use, provided the City determines that such development does not conflict with adjacent land uses, and if it is in accordance with local regulations. Otherwise, the zoning or re-zoning of land for a more intense use than that indicated on the Suggested Land Use map, shall require revision of the Suggested Land Use map.

III.

ISSUES AND CHARACTERISTICS

A. DESCRIPTION OF THE STUDY AREA

North Sioux City is located in southern Union County in southeastern South Dakota, on Interstate 29 (see Map 1 on page 8). The City is located between the Missouri River and the Big Sioux River, on the natural floodplains created by these rivers.

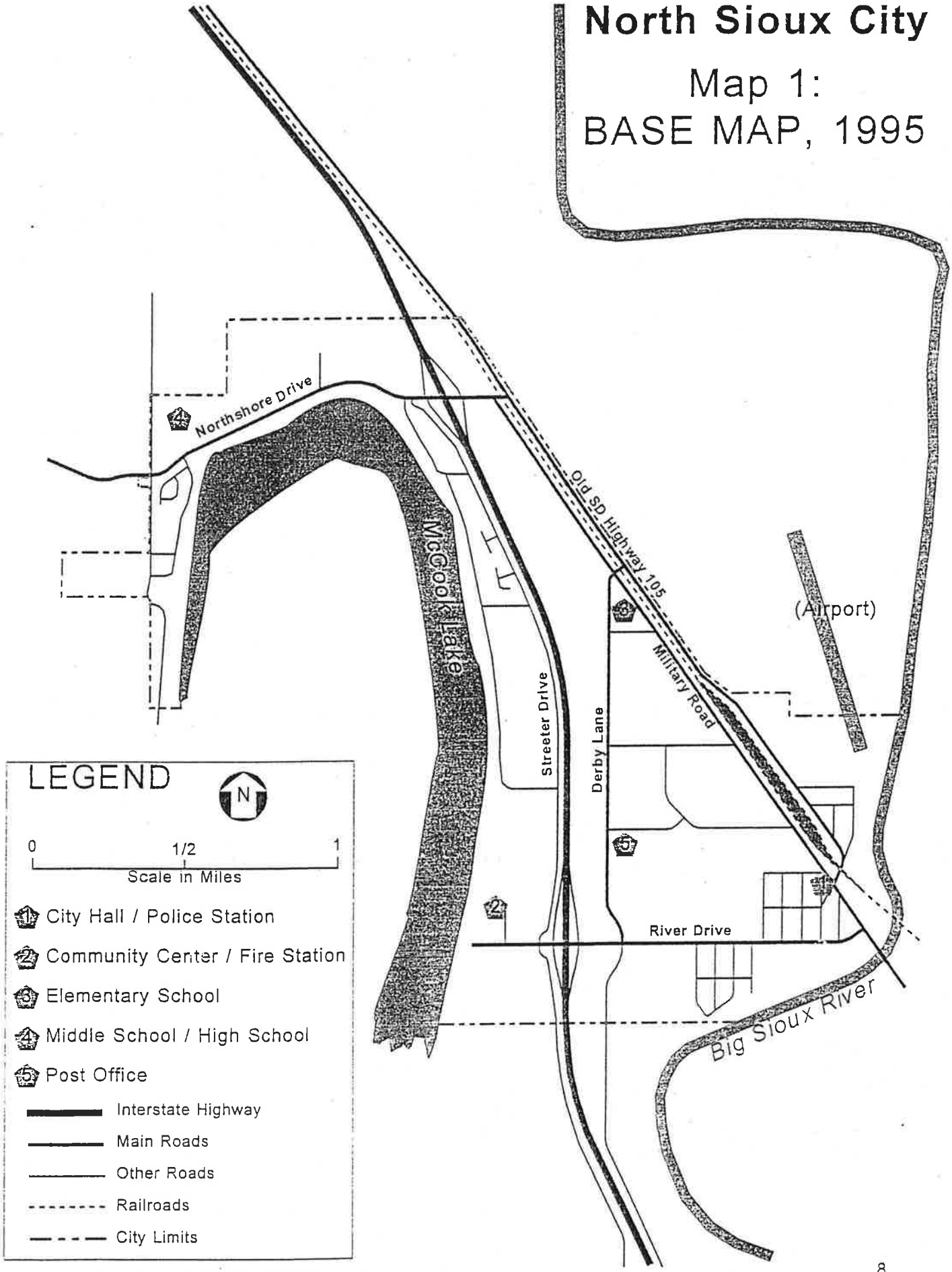
In recent years, North Sioux City has experienced gradual population growth, increasing from 2,019 in 1990 to an estimated 2,271 in 1995. The City has simultaneously experienced extremely rapid employment growth, from approximately 2,000 in 1990 to approximately 7,000 in 1995. The assessed valuation of property in the City has also grown rapidly, from $21,157,829 in 1990 to $62,939,090 in 1995.

The city's primary economic development has been industrial and commercial. Approximately 6,000 people are employed in the City's manufacturing industries, and many others are employed in commercial enterprises related to the industrial growth and the proximity to Sioux City. Because of South Dakota's limited gaming law and the City's location on the edge of a 100,000 person metropolitan area, North Sioux City has seen rapid development in video lottery casinos and related entertainment businesses. The City also may benefit from nearby recreational assets, such as McCook Lake, the Big Sioux River, the Missouri River and the Adams Nature Area.

The Study Area is hereby defined as the area included in the City's Extraterritorial Planning Area (see Map 2 on page 9). However, most attention has been devoted to areas within one mile of the 1995 city limits.

North Sioux City

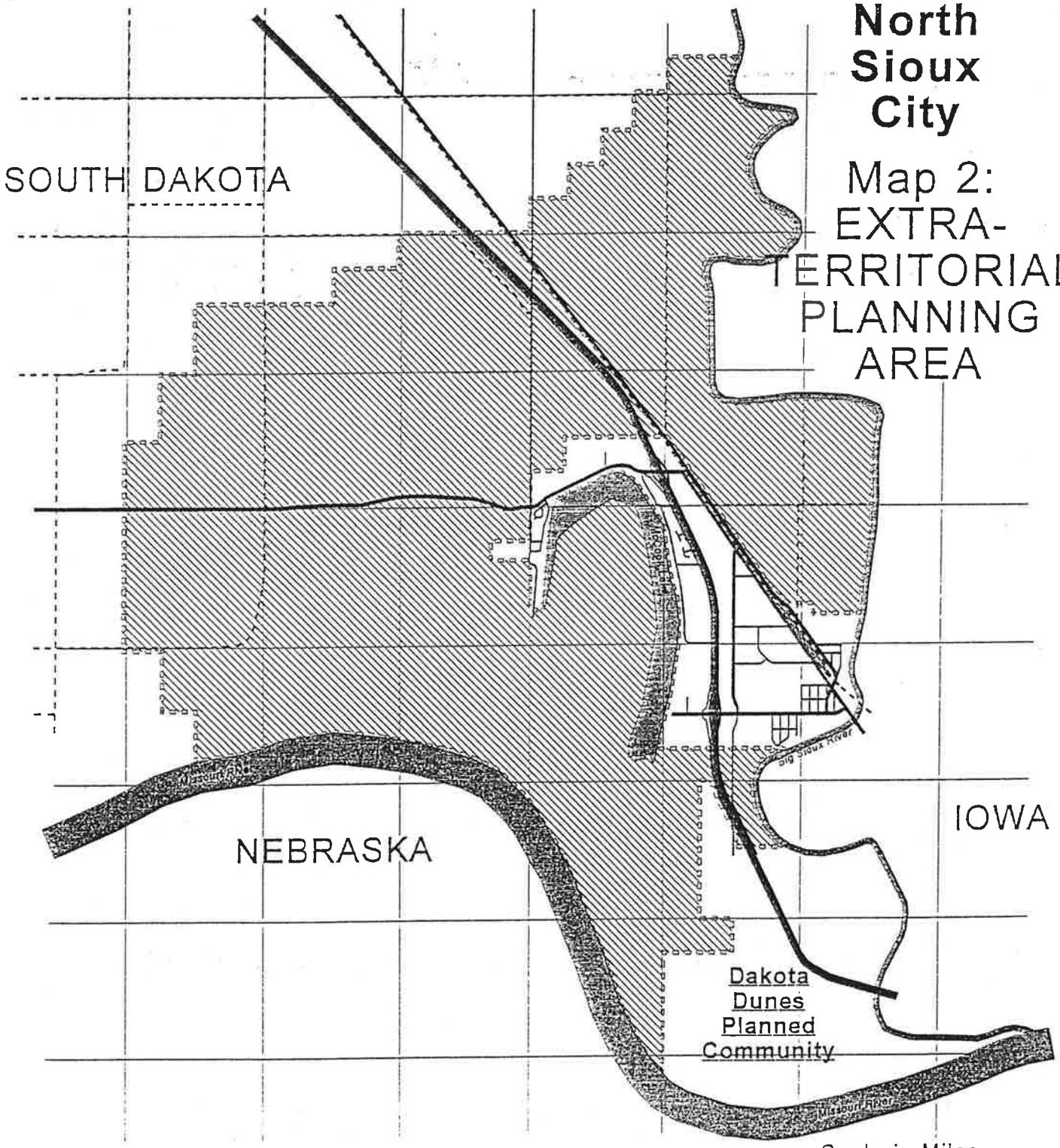
Map 1: BASE MAP, 1995



19Jan96 SECOG:JBS C:\NORTHSOO\COMPPLAN\1995DOCU.WPD

North Sioux City

Map 2: EXTRA-TERRITORIAL PLANNING AREA



Extraterritorial Planning Area

NOTE: the area indicated on this map shows the maximum area under state law, minus Dakota Dunes, in which the City could exercise Joint Jurisdictional Planning Authority with Union County. Such authority can only be exercised with the agreement of the Union County Commissioners, and is therefore not automatic upon the adoption of this Comprehensive Plan.

N

Scale in Miles

0 1 2

- Interstate Highway
- Major Roads
- Other Roads (paved)
- Other Roads (unpaved)
- Railroads
- Planning Area Boundary

19Jan96 SECOG:JBS C:\NORTHSOO\COMPPLAN\1995DOCU.WPD

B. PROBLEM STATEMENT

There are three primary problems facing North Sioux City when dealing with future growth and development:

(1) Inadequate Infrastructure. Before expansion of residential, industrial, or commercial land uses, the utilities (water, wastewater, storm sewer, etc.) servicing the new development will often need to be upgraded to accommodate increased use. In addition, the transportation network (streets, bike paths, sidewalks, etc.) will often need to be upgraded to provide for the safe and efficient movement of people, goods and services.

(2) Flood Hazards and Drainage Issues. One of the greatest barriers to development in the North Sioux City area is the presence of flood hazard areas within and adjacent to the City. This limits not only the amount and type of development within the existing city limits, but also limits the supply of suitable land for future development. In addition, the poorly developed drainage network and often impermeable soils in the area contribute to substantial surface flooding during periods of heavy rainfall.

3) Housing Issues. Employment in North Sioux City is estimated at approximately three times the population of the community. Anecdotal evidence suggests that at least 75% of local employees must commute from outside the community. The Union County Housing Study (1993) indicates that many of these employees would like to live in North Sioux City, if housing was available and affordable. The need for housing in the community is well recognized by community leaders, area employers and local residents.

C. DEMOGRAPHIC CONDITIONS

1. GENERALLY.

In preparing a Comprehensive Plan for North Sioux City, it is necessary to know the number and characteristics of the inhabitants located within the planning area and, in addition, the factors which may influence the population distribution and growth. There are three determinants that

affect population change within the planning area:

*natural increase (excess of births over deaths) or decrease (excess of deaths over births);

*migration of persons into or out of the community; and

*the gain or loss of populated territory through annexation.

In addition to the above, the density and distribution of the residential population determines to some extent the location of future land uses. One of the most essential items in the total planning process is to forecast future population change. By providing adequate plans, goals and policies, it then becomes possible to provide the services which will be required by the projected population.

2. PREVIOUS DEMOGRAPHIC TRENDS

Before predicting the future population for North Sioux City, it is essential to understand past trends. By looking at the past rate of population increase or decrease for a community, it is possible to make an educated guess what the future population will be. However, the recent employment boom in the community is unprecedented in the City's history. This means that projections based on past trends are likely to greatly understate the potential increase in population. Furthermore, census data for North Sioux City is only available from 1960 to 1990. North Sioux City was incorporated on December 21, 1951. Prior to that time the town was known as Stevens, and was never incorporated. Because Stevens was never incorporated, no Census data is available for the City in the years prior to 1960.

North Sioux City, in the past, has experienced a fairly significant level of growth since incorporation (see Table 1 on page 12). The City's growth has been a result of primarily three factors, natural increase, migration, and annexation. The population of North Sioux City has increased by 274% between 1960 and 1990. In 1960, the City's population was 736; in 1990, it was 2019. The primary reason for this rapid population increase was the annexation and increased development of the residential district around McCook Lake. The annexation took place on November 7, 1977 and consisted of approximately 345 single family homes and 40 apartments. The population added by annexation during the 1970s was approximately 945 people. In order to effectively measure the growth rate during this decade it is necessary to discount the population increase due to annexation. After subtracting out the increase that is due

to the annexation, approximately 10.4 people either were born in or migrated into North Sioux City each year from 1960-1990.

Using the adjusted 1960-1990 average, one can determine the trend for the future growth of North Sioux City, assuming that the variables that determine population growth remain the same. However, some very important factors will be largely responsible for future population changes. Specifically:

*expanding or contracting industrial and commercial employment within the City;
*business development in the adjacent Dakota Dunes area; and
*changes in state gaming laws.

Table 1. Population History *(source: US Census, 1960-1990)*

YEAR	POPULATION	% INCREASE
1960	736	(unknown)
1970	860	16.85% increase
1980	1,992	131.63% increase
1990	2,019	1.36% increase

Table 2. Current Population Estimate *(source: City building permit data, 1990-1994)*

2,019	baseline population (US Census, 1990)
+ 138	(51 new fixed housing units x 2.7 persons/household)
+ 114	(57 new manufactured home units x 2.0 persons/household)
2,271	estimated 1995 population

Table 3. Current Demographic Statistics

	CITY	COUNTY	STATE	SOURCES
POPULATION, 1990	2,019	10,189	696,004	US Census, 1990
POPULATION, 1995	2,271	10,717	713,649	*(see note below)
% CHANGE, 1990-1995	12.48%	5.18%	2.54%	(n/a)
MEDIAN AGE, 1990	30.4	35.0	32.5	SD State Data Center, 1994
FAMILY INCOME, 1989	$24,861	$26,683	$30,328	SD State Data Center, 1994

*the 1995 population estimate for the City is derived from a local estimate of the number of new housing units since 1990; county and state figures are from projections developed by the SD State Data Center

3. PROJECTED DEMOGRAPHIC TRENDS

Based on Census data from 1960 - 1990, and on the 1995 population estimate, four population projections were developed, each using a different method. The baseline period is 1960 - 1995 (thirty-five years), and the projection period is 1995 - 2015 (twenty years).

a. Constant Numerical Increase. In this method, the average number of new persons during the baseline period is added proportionately to the 1995 estimate.

b. Constant Percentage Increase. In this method, the average percentage increase during the baseline period is applied to the 1995 estimate.

c. Change in Portion of County Population. In this method, the change in the City's portion of the Union County population is applied to the 1995 estimate.*

d. Change in Portion of State Population. In this method, the change in the City's portion of the State of South Dakota population is applied to the 1995 estimate.*

* the SD State Data Center's 1995-2015 population projections book (1994) provided the projections for the county and state

An average was developed from these four projections. **Based on this average, the population of North Sioux City is projected to increase to 3,297 by end of the study period, 2015** (see Table 4 on page 14). However, it is important to note that the significant variation in the City's population growth during the previous thirty-five years means that these projections may not be accurate. The projected population of 3,210 by the year 2015 should be considered a "best guess", based on the data available.

The City recognizes that population projections based on past trends cannot account for the area's employment boom, which began in the early 1990s. The rapid expansion of employment in the community has created the potential for much more rapid growth (see pages 29-32). To account for this potential, the projection has been adjusted with the projected population growth in Brandon, South Dakota (another growing community adjacent to a larger city). The faster growth projection applies 25% of Brandon's projected growth rate from 1995 through 2015; the much faster projection applies 50% of the same. A graphic representation of the City's projected population ranges, for the current trend, faster growth and much faster growth, is shown in Figure 1 on page 15.

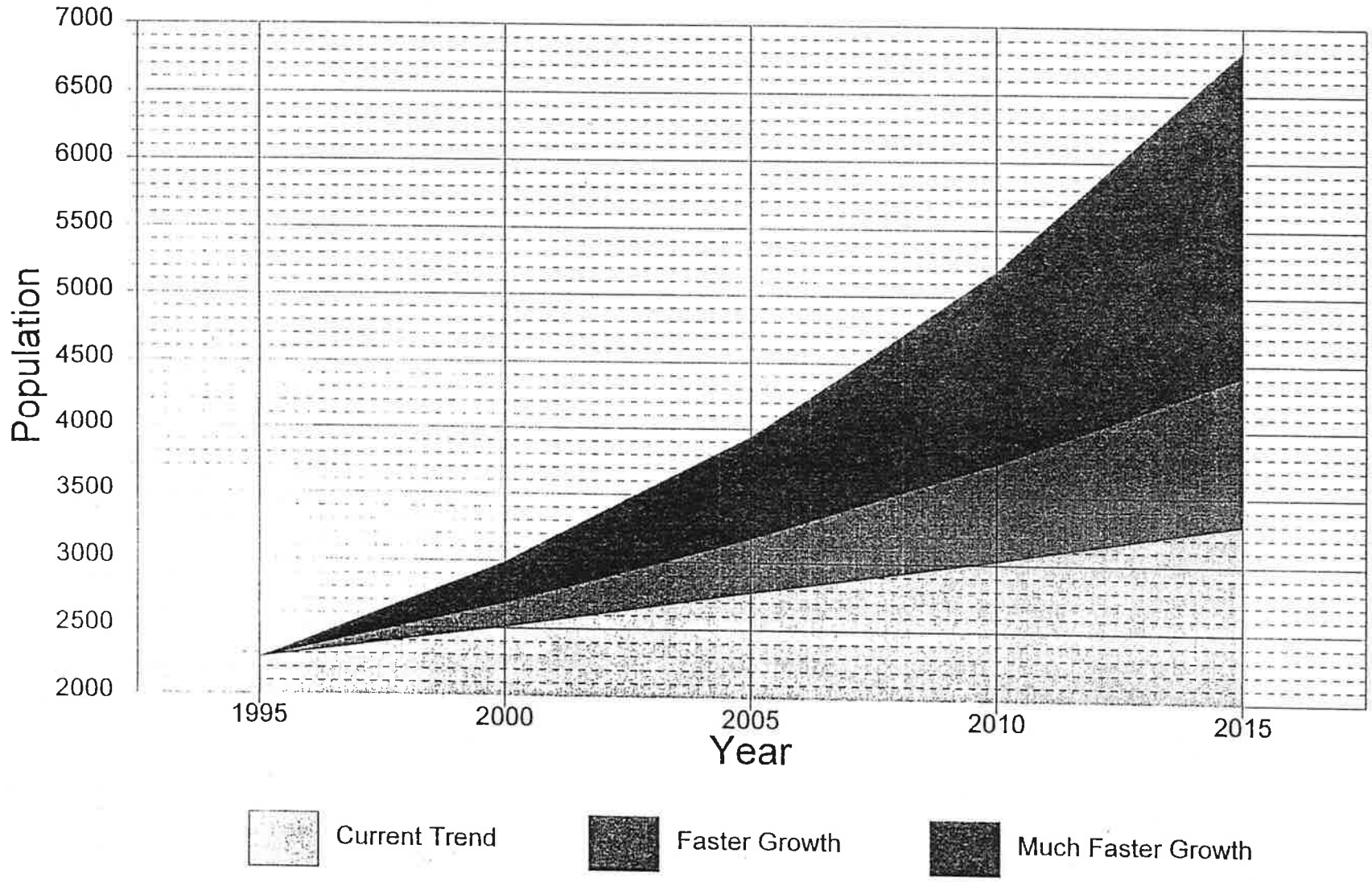
CITY OF NORTH SIOUX CITY: Population Projections, 1995 - 2015 (current trend)

CALCULATION OF PROJECTIONS	STRAIGHT LINE PROJECTIONS		CHANGE IN PORTION OF COUNTY			CHANGE IN PORTION OF STATE			AVERAGE OF THE FOUR PROJECTION METHODS
	Numeric Change	Percent Change	North Sioux City	Union Co.	Portion of County	North Sioux City	South Dakota	Portion of State	
1960 Census Population*	**1,504**	**1,504**	**1,504**	10,197	14.75%	**1,504**	680,514	0.22%	
1970 Census Population*	**1,732**	**1,732**	**1,732**	9,643	17.96%	**1,732**	666,257	0.26%	
Percent Change, 1960 - 1970	15.16%	15.16%	15.16%	-5.43%	21.77%	15.16%	-2.10%	17.62%	
1970 Census Population*	1,732	1,732	1,732	9,643	17.96%	1,732	666,257	0.26%	
1980 Census Population	**1,992**	**1,992**	**1,992**	10,938	18.21%	**1,992**	690,768	0.29%	
Percent Change, 1970 - 1980	15.00%	15.00%	15.00%	13.43%	1.38%	15.00%	3.68%	10.92%	
1980 Census Population	1,992	1,992	1,992	10,938	18.21%	1,992	690,768	0.29%	
1990 Census Population	**2,019**	**2,019**	**2,019**	10,189	19.82%	**2,019**	696,004	0.29%	
Percent Change, 1980 - 1990	1.36%	1.36%	1.36%	-6.85%	8.81%	1.36%	0.76%	0.59%	
1990 Census Population	2,019	2,019	2,019	10,189	19.82%	2,019	696,004	0.29%	1995
1995 Projected Population	**2,271**	**2,271**	**2,271**	10,717	21.19%	**2,271**	713,649	0.32%	
Percent Change, 1990 - 1995	12.48%	12.48%	12.48%	5.18%	6.94%	12.48%	2.54%	9.70%	**2,271**
1995 Projected Population	2,271	2,271	2,271	10,717	21.19%	2,271	713,649	0.32%	2000
2000 Projected Population	**2,381**	**2,516**	**2,607**	11,170	23.34%	**2,536**	726,293	0.35%	
Percent Change, 1995 - 2000	4.82%	10.79%	14.78%	4.23%	10.12%	11.65%	1.77%	9.71%	**2,510**
2000 Projected Population	2,381	2,516	2,607	11,170	23.34%	2,536	726,293	0.35%	2005
2005 Projected Population	**2,490**	**2,787**	**3,002**	11,683	25.70%	**2,823**	736,947	0.38%	
Percent Change, 2000 - 2005	4.60%	10.79%	15.18%	4.59%	10.12%	11.32%	1.47%	9.71%	**2,776**
2005 Projected Population	2,490	2,787	3,002	11,683	25.70%	2,823	736,947	0.38%	2010
2010 Projected Population	**2,600**	**3,088**	**3,291**	11,629	28.30%	**3,133**	745,641	0.42%	
Percent Change, 2005 - 2010	4.40%	10.79%	9.61%	-0.46%	10.12%	11.00%	1.18%	9.71%	**3,028**
2010 Projected Population	2,600	3,088	3,291	11,629	28.30%	3,133	745,641	0.42%	2015
2015 Projected Population	**2,709**	**3,421**	**3,582**	11,493	31.16%	**3,476**	754,105	0.46%	
Percent Change, 2010 - 2015	4.21%	10.79%	8.84%	-1.17%	10.12%	10.95%	1.14%	9.71%	**3,297**

*1960 and 1970 population figures have been adjusted upwards to account for the McCook Lake area, which was annexed to the City in 1977

NORTH SIOUX CITY

Projected Population Ranges 1995-2015



D. NATURAL FEATURES AND CONSIDERATIONS

1. PHYSICAL GEOGRAPHY

North Sioux City is located in the extreme southeastern portion of South Dakota. The City is situated between the Big Sioux River and the Missouri River, approximately 3 river miles north of the junction of the two rivers. Within the city limits of North Sioux City there is an oxbow lake, a remnant of a meander in the Missouri river, called McCook Lake. Two older and less evident oxbow lakes are located immediately west of McCook Lake, along the north side of the Missouri river. The landscape is primarily flat, due to the association with the flood plain. The elevation drops from 1111 feet in the north part of the City to 1100 feet in south.

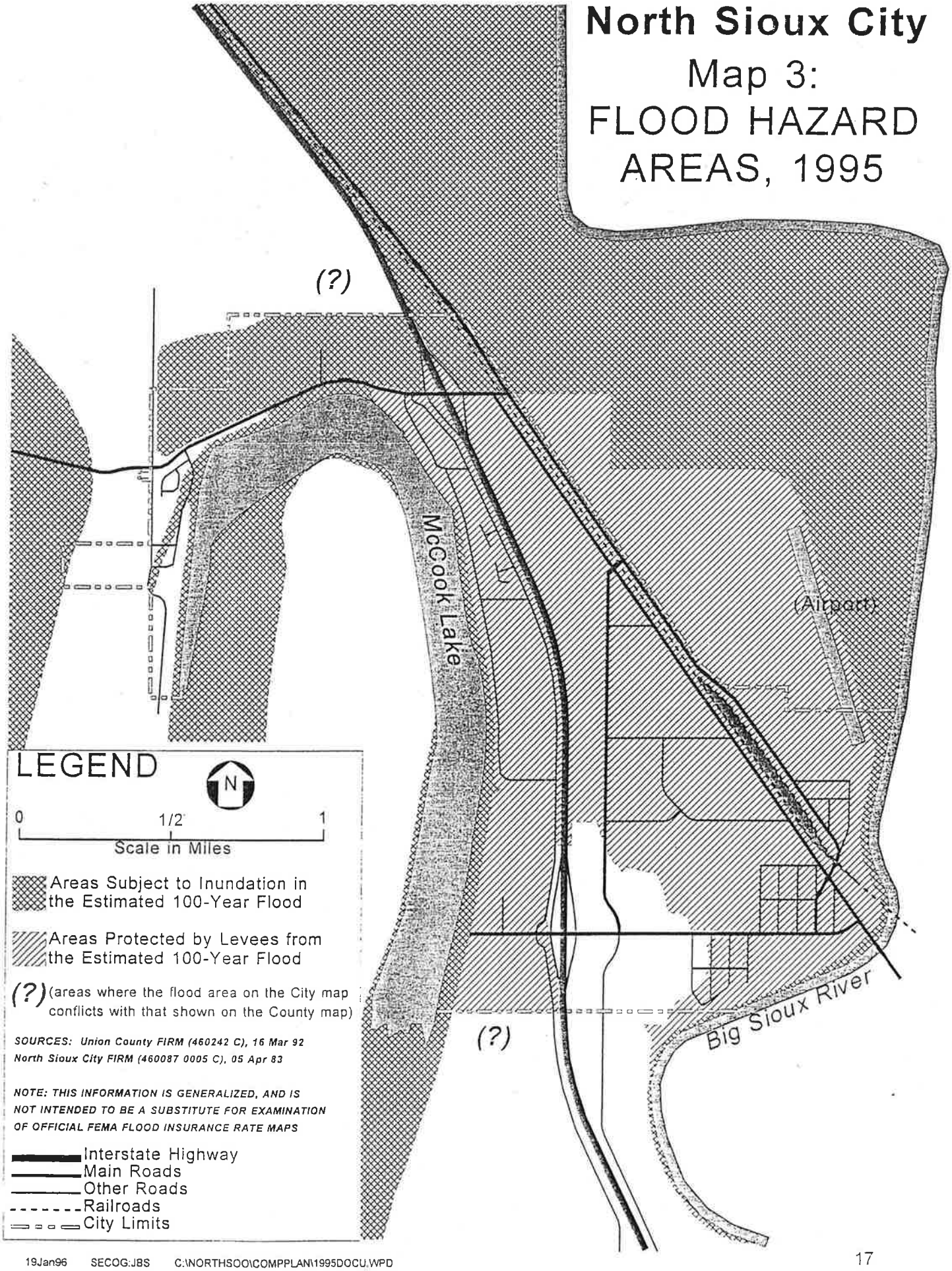
2. FLOOD HAZARDS

Flood control methods have reduced flooding along the Missouri River. The Big Sioux River routinely experiences severe spring flooding, and in recent years the flooding has occasionally lasted into the early summer. A portion of North Sioux City lies within the Big Sioux River floodplain; however, a levee protects much of the community from the estimated 100-year flood event. According to the Federal Emergency Management Agency (FEMA) North Sioux City is still classified as having special flood hazard areas. The spring and summer flooding of 1993 resulted in a national disaster declaration to the region; this flood event caused construction delays, riverine debris accumulation and extremely high sewer flows. Continued wet weather into 1995 has demonstrated that flooding and drainage issues will remain crucial to the residents and industries of North Sioux City well into the future.

Because of a substantial flood hazard designation by FEMA, certain areas of North Sioux City are restricted as to what type of construction can take place. Potential development areas north of McCook Lake, for example, cannot have dwellings with basements because of the FEMA-designated flood plain. The City is currently working to convince FEMA that the area north of McCook Lake is not subject to flooding. This would open up a substantial area for additional residential development. In the event that FEMA does not remove the flood hazard designation from this area, the planned construction of a road approximately 1/4 mile north of McCook Lake will enable the City to have the southern portion of this potential development area removed from special flood hazard area designation. Map 3 on page 17 illustrates the current flood hazard areas within and adjacent to the City, as determined by the Federal Emergency Management Agency.

North Sioux City

Map 3: FLOOD HAZARD AREAS, 1995



19Jan96 SECOG:JBS C:\NORTHSOO\COMPPLAN\1995DOCU.WPD

3. DRAINAGE

The low gradient and generally impermeable soils of the area have caused drainage problems in the past and into the present. Surface flooding after heavy rains and the spring snowmelt, have both been exacerbated to some degree by the rapid development in some areas of the City. Currently, the City is addressing the storm drainage problem as follows:

*Two major storm sewer projects, one in the Industrial Triangle area and the other between City Hall and the Big Sioux River, will be constructed in 1995. With a combined cost of $3,400,000, these two projects will greatly reduce flooding problems in the City's main industrial and commercial areas.

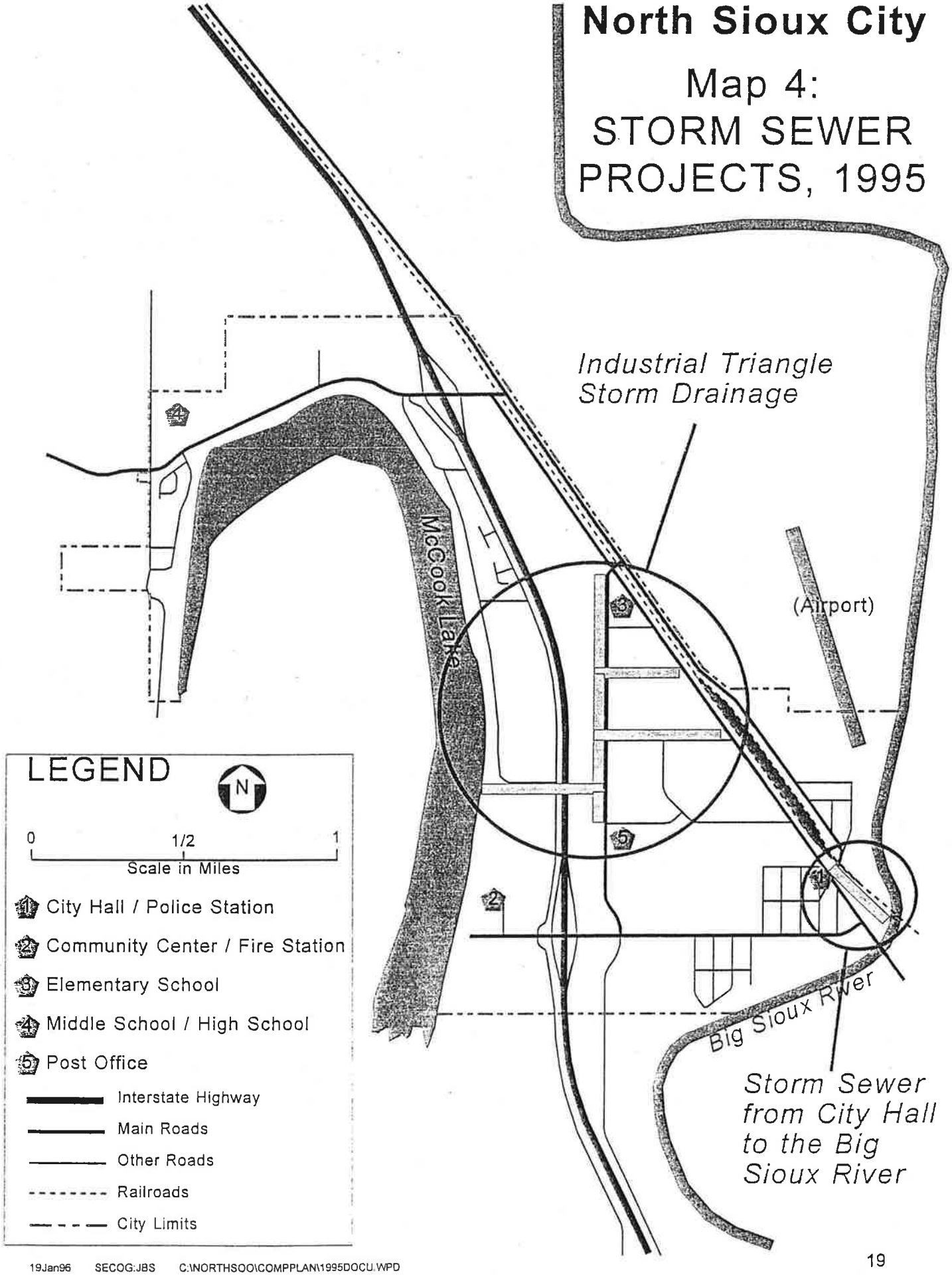
*An ongoing Capital Improvements Program, which includes storm sewer construction, is being carried out on an annual basis by the City. Phase by phase, the City plans to eventually construct storm sewer along all of its streets and highways.

*Subdivision regulations require developers to consider drainage and flood issues in the design of their developments. Specifically, developers are required to construct storm sewer along any new streets, and are also required to construct streets to be flood free.

Map 4 on page 19 illustrates the extent of the 1995 Industrial Triangle and City Hall - Big Sioux River storm sewer projects.

North Sioux City

Map 4: STORM SEWER PROJECTS, 1995



19Jan96 SECOG:JBS C:\NORTHSOO\COMPPLAN\1995DOCU.WPD

4. SOILS

The soil type of a particular region will have a dramatic effect on the possibility of Flooding for that area. Soils will also dictate what kinds of construction and to what extent construction can take place at a cost effective price. Prior to allowing any development it is essential that a detailed study of a site be completed. Some of the main considerations when dealing with soil types and construction are:

* areas not suitable for septic tank drainfields or a central sewage system
* high water table
* land subject to periodic flooding or saturation
* soils with high frost heave potential
* soils with a high shrink-swell potential

There are six identifiable soil classifications within North Sioux City:

Excessively drained.- Water is removed from the soil very rapidly. Excessively drained soils are commonly very coarse textured, rocky, or shallow. Some are steep. All are free from mottling related to wetness.

Somewhat excessively drained.- Water is removed from the soil rapidly. Many somewhat excessively drained soils are sandy and rapidly pervious. Some are shallow. Some are so steep that much of the water they receive is lost as runoff. All are free of the mottling related to wetness.

Well drained.- Water is removed from the soil readily, but not rapidly. It is available to plants throughout most of the growing season, and wetness does not inhibit growth of roots for significant periods during most growing seasons. Well drained soils are commonly medium textured. They are mainly free of mottling.

Moderately well drained.- Water is removed from the soil somewhat slowly during some periods. Moderately well drained soils are wet for only a short time during the growing season, but periodically for long enough that most mesophytic crops are affected. They commonly have a slowly pervious layer within or directly below the solum, or periodically receive high rainfall, or both.

Somewhat poorly drained.- Water is removed slowly enough that the soil is wet for significant periods during the growing season. Wetness markedly restricts the growth

of mesophytic crops unless artificial drainage is provided. Somewhat poorly drained soils commonly have a slowly pervious layer, a high water table, additional water from seepage, nearly continuous rainfall, or a combination of these.

Poorly drained.- Water is removed so slowly that the soil is saturated periodically during the growing season or remains wet for long periods. Free water is commonly at or near the surface for long enough during the growing season that most mesophytic crops cannot be grown unless the soil is artificially drained. The soil is not continuously saturated in layers directly below plow depth. Poor drainage results from a high water table, a slowly pervious layer within the profile, seepage, nearly continuous rainfall, or a combination of these.

Developers are strongly urged to utilize the Union County soil survey and complete soil testing, prior to initiating any development in the area. Soil conditions may vary significantly within the City; proper soil testing is necessary to ensure that any buildings or infrastructure will have a long service life.

5. SOLID WASTE

The past few years have shown significant changes in the nation's efforts to reduce the amount of waste that is generated. The number of recycling programs has increased significantly, as has the number of people participating in recycling. South Dakota is joining the nation in an effort to persuade its municipalities to meet solid waste reduction goals. Pressures to reduce the generation and disposal solid waste have and will continue to effect North Sioux City into the 21st century.

Currently North Sioux City is served by one hauler, *We're Dependable Refuse*. The city's solid waste is disposed in the Jackson, Nebraska landfill owned by *L.P. Gill, inc.* Since the garbage is landfilled in Nebraska, North Sioux City must meet both South Dakota and Nebraska waste reduction mandates.

South Dakota: state law establishes goals for a **25 % reduction by July 1, 1996** and for a **50% reduction by July 1, 2001.** These are not mandates; they are goals which the state encourages landfills to meet.

Nebraska: state law establishes goals for a **25% reduction by 1995 and 40% by 2000.**

Since North Sioux City must comply with both states, they will have to meet a **25% reduction by 1995**

(Nebraska), a **40% reduction by 2000** *(Nebraska)*, and a **50% reduction by 2001** *(South Dakota)*.

Nebraska and South Dakota municipal solid waste (MSW) landfill bans include:

South Dakota

Date Banned	Type of MSW
01 Jan 1995	*Yard waste*
01 Jul 1995	*Lead Acid Batteries* *Waste Motor Oil*
01 Jan 1996	*White goods (Appliances)*
01 Jul 1996	*Office and Computer Paper*
01 Jan 1997	*All Printed and Corrugated Paper*
01 Jul 1997	*All Glass, Plastic, Aluminum and Steel Containers*

Nebraska

Date Banned	Type of MSW
Presently	*Lead Acid Batteries* *Tires* *White Goods (Appliances)*
01 Jan 1994	*Yard Waste*

(source: Union County Comprehensive Solid Waste Source Reduction and Recycling Plan, 1994)

E. INFRASTRUCTURE

1. TRANSPORTATION

The City's existing transportation network is inadequate in many areas, due to the rapid development and concurrent increase in traffic in the community. However, the City, Union County and the South Dakota Department of Transportation are currently working on several projects which will dramatically improve the transportation system (see Map 5 on page 24).

* River Drive from I-29 east to Military Road will be reconstructed as a 4 lane facility by the end of 1995. As part of this project, Derby Lane will be realigned and reconstructed to provide greater separation between it and I-29 along River Drive. This project also includes storm sewer, street lighting, and a bike path / sidewalk.

* As a part of the City's ongoing capital improvements program, several streets in the

older parts of the City are being reconstructed, with curb & gutter and storm sewer. The City expects to continue this ongoing project until all of the rural section (no curb & gutter, with open ditches) blacktop streets are upgraded to a more urban standard.

* Reconstruction of Military Road, from City Hall northwestward to the McCook Exit. This project is scheduled for 1996, and will include widening the southern 2/3 of Military Road to four lanes. This project will also include storm sewer, street lighting, and a bike path / sidewalk.

* Construction of Northshore Drive by-pass (the levee road). Currently projected for grading in 1996 and paving shortly thereafter, this joint City-County project will reduce farm truck traffic on Northshore Drive, and will also remove the area immediately north of Northshore Drive from FEMA's flood hazard area designation.

* Construction of a bike/path sidewalk along Streeter Drive, from River Drive north to the McCook Exit. This project is also scheduled for 1996, and is intended to address the safety problems caused by the high amount of pedestrian and bicycle traffic which must now use narrow Streeter Drive. Of particular concern is the high number of children who use Streeter Drive to get to and from school.

* Construction of the new Streeter Drive and the Riverland Estates connection. Although a time has not yet been set for this project, it is expected to become necessary within the next five years. This project will realign Streeter Drive approximately 600 feet west of its current intersection with River Drive, and will extend southward to connect with the county road leading to Dakota Dunes and the Riverland Estates subdivision. This project will help to open up the old Sodrac Park dog racetrack site for new commercial development. It will also provide access to potential residential development to the south.

A Major Street Plan, showing projected future arterial and collector streets, has been incorporated into the Suggested Land Use map (see Map 7 on page 33).

2. WATER

The City is presently served by two water systems. The residential area around McCook Lake is served by the McCook Lake Sanitary District. The residential and commercial areas away

from McCook Lake are served by the City of North Sioux City Department of Utilities. The McCook Lake Sanitary District consists of a partially looped system extended around McCook Lake with a pressure filter water treatment facility, and a 100,000 gallon elevated storage tank. The present filter capacity is approximately 600 gallons per minute although present well capacity is less than the treatment capacity. The distribution consists largely of 6"-8" watermain, except for a recently constructed 12" line to the southern boundary of the Sanitary District. The Sanitary District is connected to the City of North Sioux City Water Distribution System for emergency usage. The City of North Sioux City water system consists of two wells pumping from the Dakota formation; one well has a pumping capacity of 500 gallons per minute which is upgradable to 1200 gallons per minute, and the second well has an existing pumping capacity of 400 gallons per minute. Present treatment capacity is 750 gallons per minute. The City intends to upgrade the filter rate for additional treatment capacity. The City has an extensive program of upsizing watermain to provide fire flows throughout the community. Presently the City has a 100,000 gallon elevated storage tank at its water treatment facility and a 300,000 elevated storage tank in the Gateway Industrial Triangle area. The distribution system within the Gateway Industrial Triangle area is generally able to provide fire flow capacity of 2,500 gallons per minute or greater. Developers of new property in the area are encouraged to flow test hydrants to confirm this capacity. The distribution system is generally considered to be adequate within the Industrial Development area. The residential portion of the community consists largely of 4" - 6" watermain which are being replaced with 12" watermain.

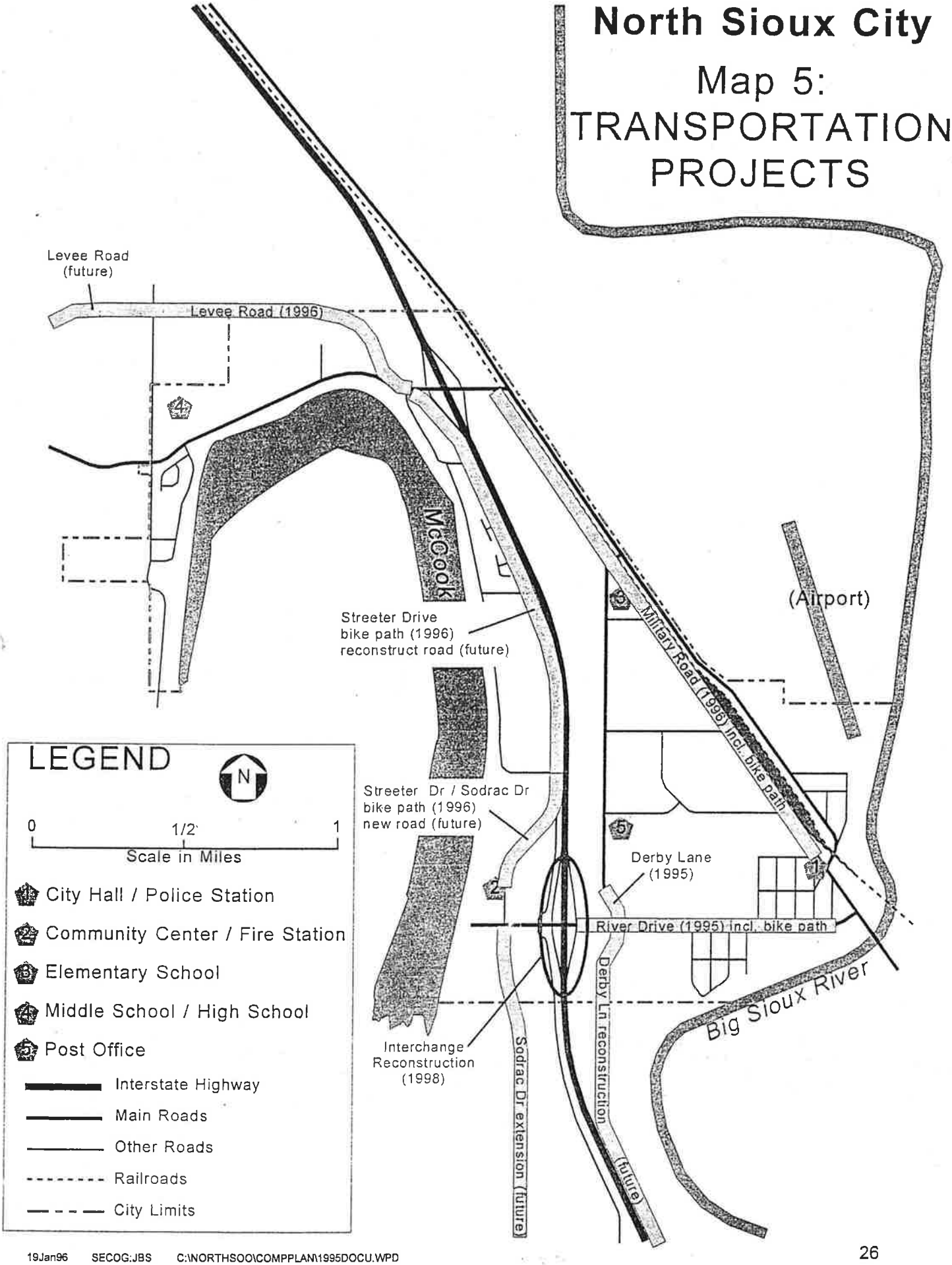
3. WASTEWATER

Wastewater collection is also provided by two different utilities. In the area immediately adjacent to McCook Lake, wastewater is collected by the Sanitary District and treated at the Sanitary District treatment facility on the west side of McCook Lake. Those areas generally away from McCook Lake including the Industrial/Commercial area, wastewater is collected by the City of North Sioux City Utility Department and pumped to the City of Sioux City for treatment. The City of North Sioux City presently has a treatment agreement with the City of Sioux City and is in the process of renegotiating the treatment agreement for the additional capacity necessary to meet the growth of the community. North Sioux City presently operates and maintains three lift stations which carry the wastewater to the new main lift station which pumps the wastewater to the City of Sioux City. Wastewater collection system is generally considered to be adequate for normal development but high water use development could exceed the capacity of the wastewater collection system. some upgrading the existing lift

stations may be required depending upon the development that occurs. The wastewater infrastructure is fairly well developed within the present developed area. However, the system must be extended to serve the undeveloped areas.

North Sioux City

Map 5: TRANSPORTATION PROJECTS



IV.

LAND USE PLAN

A. CATEGORIES OF LAND USE

Based on information gathered during the 1993 land use survey of the study area, it has been determined that 7 types of land use can be found in the area:

* **Industrial:** Industrial uses include both manufacturing and non-manufacturing operations, supply yards, transportation facilities and warehousing.

* **Commercial:** Commercial uses contain retail, wholesale services and professional offices.

* **Multi-Family Residential:** Dwellings with three or more units contained in a single structure.

* **Single-Family Residential:** Dwellings with one or two units contained in a single structure, including modular, panelized and site-built homes, but not including manufactured homes. This category is also intended to included duplexes, in areas which are properly zoned to allow duplexes. *Note: a "double-wide trailer" is a manufactured home, not a modular home, under state law (SDCL 34-34A-1.1).*

* **Mixed Residential:** Can include any type, number or combination of dwelling units, and also includes manufactured home parks, duplexes and other residential uses not fitting the description of high-density or single-family residential.

* **Public or Semi-Public:** Includes schools, government buildings, parks, churches, athletic facilities, and similar land uses.

* **Agricultural or Vacant:** Land which is not developed at the present time, and is either vacant or being used for crop, livestock or hay production.

B. DESCRIPTION OF CURRENT LAND USES

See Map 6 on page 27 for the location of the area described below:

Industrial. North Sioux City has an extensive Industrial park located in the central portion of the City. This area, sometimes referred to as the Industrial Triangle, has been the site of rapid development and is now home to approximately 6,000 full time jobs.

Commercial. The City has two main commercial areas:

* in the downtown area, many businesses which have grown up along Military Road near the bridge leading into the Riverside neighborhood of Sioux City, Iowa. This business district has flourished in recent years, due partly to South Dakota's limited gaming law and the proximity to Iowa, which does not allow similar types of gaming.

* in the area adjacent to the Interstate 29 interchange #2 (River Drive), gas stations, hotels, restaurants, convenience stores, and similar businesses have created a small highway commercial area.

Residential. The city has three separate residential sections:

* an older residential area is located west of the downtown area, along the north and south sides or River Drive. While including a mixture of residential structures, the predominant residential type in this area is older single family homes, with some manufactured homes mixed in.

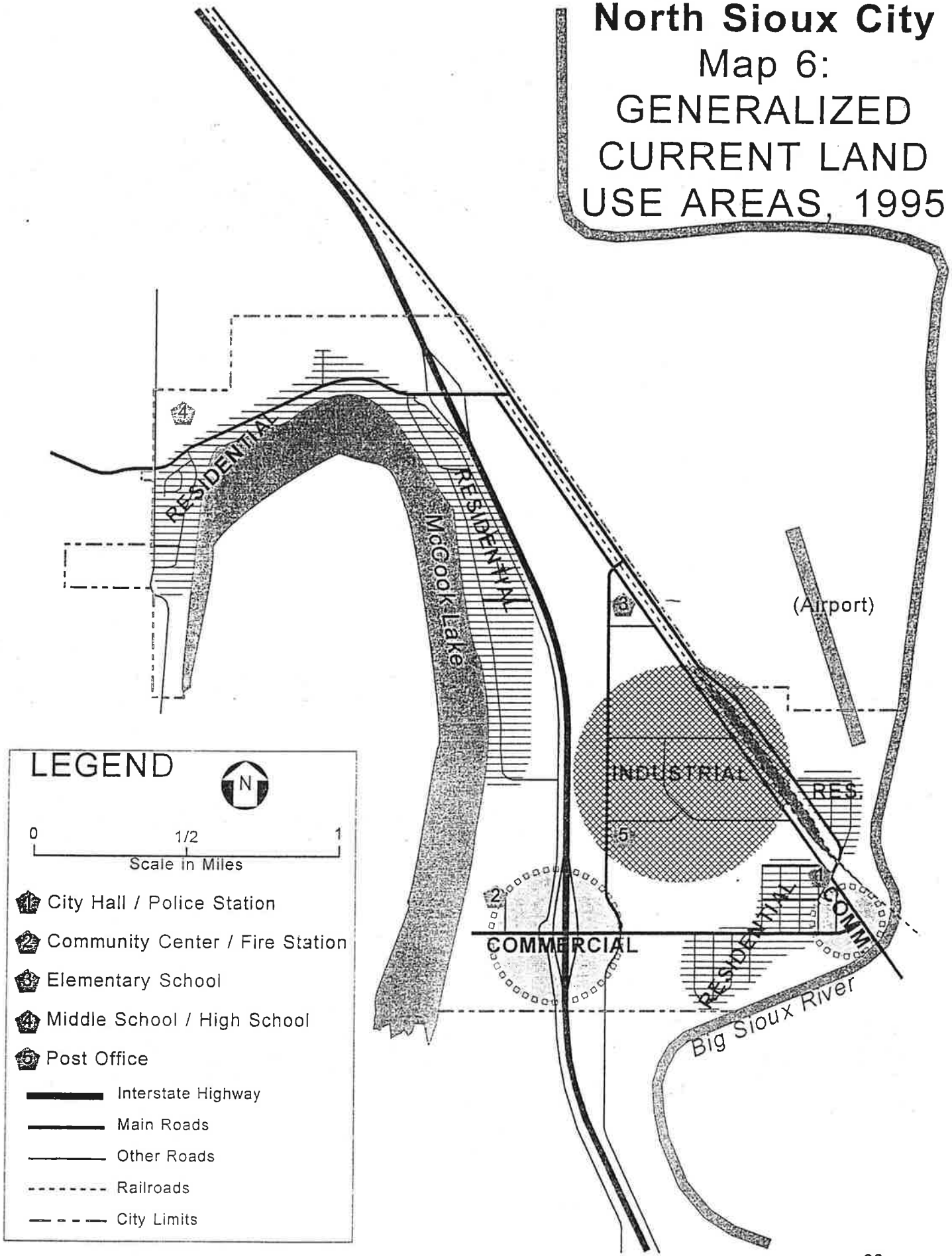
* another older residential area is located to the north of downtown, across the railroad and just off old SD Highway 105. As in the area west of downtown, this area is predominantly single-family with other housing types mixed in.

* more recent residential development has occurred along the west, north and east sides of McCook Lake. The bulk of this area was annexed to the City in 1977. This area is also a mixture of residential uses; however, it is the area of the City which is made up mostly of newer single-family homes. It also includes some apartments, townhomes, and manufactured home parks.

Public or Semi-Public. These land uses are scattered throughout the City, depending on the relative demand for such uses from area to area. Major areas of this type of land use include:

* City Hall / Police Station;
* Community Center / Fire Station;
* Dakota Valley Elementary School;
* Dakota Valley Middle School (an attached High School will be constructed in 1996);
* Post Office.

North Sioux City
Map 6: GENERALIZED CURRENT LAND USE AREAS, 1995



C. SUGGESTED FUTURE LAND USE

See Map 7 on page 35 for a graphic depiction of suggested future land uses.

It is important to note that the continuing development of the Dakota Dunes planned community will influence the demand for various types of land use in the future. Dakota Dunes is developing into an employment center as well as a bedroom community, and therefore may create both a supply and a demand for housing and for retail and industrial development. Those reviewing the Suggested Land Use map should keep in mind that local market conditions, including development at Dakota Dunes and the overall economy of the Sioux City area, will be the predominant factor in future development trends.
Based on an analysis of current land use, local market trends, and the prospect of continuing and possibly accelerating growth, future land uses are proposed as follows:

1. INDUSTRIAL

The Industrial Triangle area still has land available for industrial development. Future industrial expansion is projected in the area south and west of the flood control levee, north and east of old SD Highway 105. Approximately 240 acres would be available in this area for long-term industrial development.

2. COMMERCIAL

Housing development and the resulting population growth will create more demand for commercial land uses in the City. Areas for new commercial development in the City are anticipated to be primarily an expansion of existing commercial development. Most new commercial development is expected to occur in three areas:

* along River Drive between I-29 and the downtown area;
* on the west side of I-29, clustered around the intersection of the new Streeter Drive and River Drive; and
* clustered around I-29 interchange #4 (the McCook exit).

3. RESIDENTIAL

One of the most frequently discussed problems in the City is the lack of affordable housing. It

is the opinion of the City that the quantity, quality and affordability of housing must be improved for the City to attract new residents and employers.
The following is a summary of a Gateway 2000 employee survey, completed in 1993 by Hanna:Keelan Associates to analyze the housing needs of southern Union County:

* An estimated 45% of the survey respondents were of low to moderate income status (80% median or less)

* The average household size was 3.54 persons

* An estimated 49.8% of the respondents were of rental status

* 87% of the renters were either very or somewhat interested in being a homeowner

* The average monthly mortgage payment potential renters were willing or capable of paying for home ownership was $435

* 81% of the survey respondents did not live in South Dakota. Only 79, or 16.6% lived in Union County

* The average length of residency in their present house was 5.5 years

* 30% of the respondents described their present housing accommodations to be in either "poor" or "fair" condition

* An estimated 35% of the respondents indicated they would be moving in the next 5 years

* Important factors respondents would consider during a move would be affordability; proximity to family, friends and work; and tax climate and services.

* Over 65% of the survey respondents would be interested in locating to the Union County / North Sioux City area, if appropriate housing was available

Assumptions based on the results of the 1993 survey :

If there are 6000+ full time employees in North Sioux City, and 81% do not live in South Dakota, then...
4,860+ people work in North Sioux City but do not live in South Dakota.

If 4,860+ people at work but do not live in South Dakota, and 74% would like to live in South Dakota if affordable and appropriate housing were available, then...
3,596+ of the 4,860+ not living in S.D. would like to live in South Dakota, either within or adjacent to North Sioux City.

If 52% of the people desiring housing want to own their own home and 48% wished to be renters, then...
1,870 people are in need of owner occupied housing, and 1,726 people are in need of rental units.

To conservatively estimate the current demand for housing in North Sioux City area, this plan assumes that two full time employees will occupy each housing unit. This would yield the following estimates of current housing demand:

***935 owner-occupied homes; and**

***863 rental units.**

It is important to note that the estimated housing needs are based on the application of a survey of Gateway 2000 employees to current employment figures. While Gateway is not the sole employer in the City, it does account for approximately 70% of employment in the Industrial Triangle area.

Based on the results of the 1993 housing study and assuming no additional growth in employment (a very conservative assumption), the following estimates of the land needed to accommodate current residential demand is as follows:

*935 single-family units at 2.5 units per acre *(includes allowances for public / semi-public uses, roads, etc.)*
= 374 acres for single-family residential

*863 multi-family units at 8 units per acre *(includes allowances for public / semi-public uses, roads, etc.)*
= 108 acres for multi-family residential

NOTE: It is important to keep in mind that these figures are based on a two-year-old survey of employees and many other assumptions. The City cannot predict the market demand for various types of housing. These figures simply provide a general idea of the potential for residential development in the City.

Multi-family residential development will be concentrated along the west side of I-29 along Streeter Drive. Another area of such development is projected for the area south of River Drive. A gradual transition towards low-density multi-family residential is anticipated in the City's older residential sections on the west and north sides of downtown. The City does not necessarily encourage the transition of these neighborhoods; however, the City recognizes that many of the homes in these areas need to be either repaired or replaced, and that few people will want to invest in single-family housing in these areas.

Single-family residential development will be mainly concentrated on the areas around McCook Lake, with some also along Derby Lane south of River Drive. The expansion of the residential areas to the north of Northshore Drive depends on the construction of the levee road and/or the re-mapping of the flood hazard area by FEMA. Both of these tasks are expected to be completed in 1996.

4. PUBLIC OR SEMI-PUBLIC

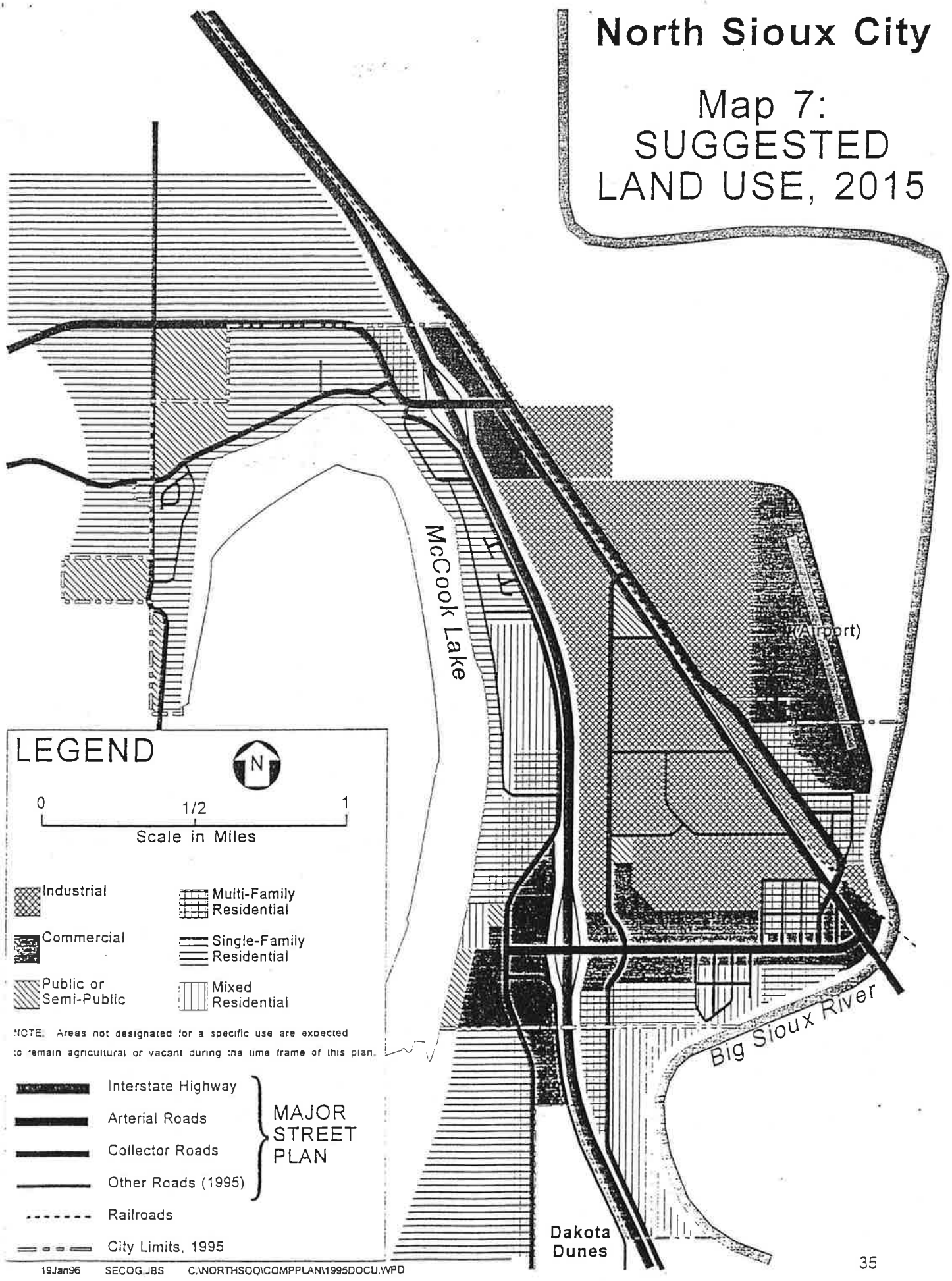
To provide for expansion of educational and recreational land uses near the Dakota Valley Middle / High School complex, a 40 acre tract has been identified for future public use. In addition, other parks, schools, churches, and similar uses may be needed as the City develops in new areas. Because it is impossible to predict exactly where such uses should be located, it is assumed that public or semi-public uses may be developed within areas designated for other uses.

5. AGRICULTURAL OR VACANT

Areas not judges to be suitable for future development, and areas expected to continue to be subject to flood hazards, are expected to remain in agricultural or vacant use. However, if local conditions change, the City may annex and zone such areas for development, if the City determines that such development will not conflict with adjacent land uses.

North Sioux City

Map 7: SUGGESTED LAND USE, 2015



19Jan96 SECOG.JBS C:\NORTHSOO\COMPPLAN\1995DOCU.WPD

V.

POLICY PLAN

The North Sioux City goals and policy statements represent the special areas of development concern identified by the City Council and Planning and Zoning Commission. This policy Plan is designed to guide local officials in land use decisions and implementation of the Comprehensive Plan.

The intent of the policy plan is to outline what North Sioux City desires to be produced and accomplished relative to the physical environment. The policy plan identifies these end products and how they are to be achieved. The policies are also intended to serve as a basis ` - continual review of implementation tools such as zoning regulations, subdivision regulations and capital improvements plans.

When utilizing the policy plan, it must be emphasized that the policies are to be considered and utilized collectively. While in some instances a policy may define and outline a course of action, it is more commonly the case that several policies apply to a given situation.

The following definitions are offered to provide an understanding of their context in this portion of the plan:

GOALS: The generalized end products which will ultimately result in achieving the kinds of living, working and environmental conditions desired.

POLICY GUIDELINES: Guidelines are actions, principles, standards and directives which serve as a means toward goal achievement.

GENERAL

North Sioux City has experienced gradual population growth, and extremely rapid employment growth, within the past several years. It is believed that this growth will continue, and that it will spark a steady development trend for at least the time frame of this document.

The current development trend is seen as a positive force in creating the type of living and working environment desired by the City's residents. The following general goals and policies represent the overall intent of the City to manage future growth in a manner consistent with the City's Comprehensive Plan.

1. GOALS

A-1.01 To provide through the development and implementation of sound plans, an orderly and harmonious physical environment.

A-1.02 To provide for the general health, safety and welfare of the residents of North Sioux City.

A-1.03 To carefully consider both the needs of the individual property owners and the needs of the public at large in the development and implementation of plans and controls relating to land use.

A-1.04 To cause a clear understanding of land use issues among all affected units of government and develop a planning cooperation which recognizes these issues.

2. POLICIES

A-2.01 Plan and develop the community on a development sector basis based on physical barriers or homogeneous land use characteristics.

A-2.02 Relate land use activities to transportation needs and priorities.

A-2.03 Ensure that intensification of land use activity and development is accompanied by a corresponding increase in supportive and service

facilities.

A-2.04 Limit development in areas where slopes, soils or bedrock formations restrict the ability of septic systems to function properly and present environmental hazards.

A-2.05 Prepare, adopt, and enforce any necessary ordinances such that development may occur in accordance with adopted plans for the area.

A-2.06 Determine those lands suitable for development based on soil surveys, and other physical studies to insure the suitability of development with the physical characteristics of an area.

B. HOUSING

North Sioux City can anticipate continued residential growth due to the proximity to Sioux City and its on going "urban sprawl", as well as the industrial and commercial business climate. There exists more than adequate land for continued growth as well as a couple of areas suitable for annexation. Although there are no plans for annexation at this time, the possibility should be evaluated.

1. GOALS

B-1.01 To provide for the orderly and phased transfer of agricultural land to urban uses.

B-1.02 Residential development should be directed toward the fill-in of existing lots then orderly expansion into areas where suitable soil conditions favor development.

B-1.03 Provide a variety of residential uses based on the demand and yet promote a safe, healthful and aesthetically pleasing living environment.

B-1.04 Promote North Sioux City as a quality residential environment with supporting commercial and public facilities.

2. POLICIES

B-2.01 Identify those areas within the City best suited for agricultural uses, and those which become future development sectors.

B-2.02 Adopt and amend as necessary, plans and controls which will prevent untimely conversion of agricultural land to urban uses.

B-2.03 Designate appropriate areas for residential growth based on transportation access, soils, utility plans and general land suitability for development.

B-2.04 Require that all residential developments be fully serviced with street and storm drainage systems which are sized adequately to accommodate the planned growth. All street right-of-ways shall be at least 66 feet in width.

B-2.05 Encourage a high quality of site design and subdivision layout in all future developments.

B-2.06 Reserve areas suitable for residential development from encroachment by commercial and industrial developments.

B-2.07 Mobile homes shall be restricted to mobile home parks which are served by central sewer and water utilities.

B-2.08 Develop and update appropriate regulations to control land subdivision and development and correspond to County Planning regulations.

B-2.09 New service utilities to each residential dwelling i.e. electrical, gas, shall be installed underground in an aesthetically pleasing and functional manner.

C. ECONOMIC DEVELOPMENT

The City recognizes the need to encourage new economic development, both commercial and industrial, which will provide services and job opportunities for area residents.

1. GOALS

C-1.01 Provide for continued expansion of commercial and industrial activities in an orderly fashion to serve area wide employment needs.

C-1.02 Ensure that commercial and industrial development is functional, safe and exhibits attractive qualities of design and display.

C-1.03 Commercial and industrial expansion should take into account existing and future adjoining uses and create minimum conflict.

2. POLICIES

C-2.01 Strip development shall be restricted to those areas presently utilized or zoned as commercial, or to concentrated commercial use areas.

C-2.02 Site size shall be large enough to accommodate parking, storage areas, and consider future expansion.

C-2.03 Development shall be compatible with surrounding land uses.

C-2.04 Sewer and water services shall be provided to the satisfaction of City Officials and meet accepted design standards and individual needs.

C-2.05 Landscaping shall be required to minimize conflicts with adjacent residential uses.

C-2.06 Industrial development shall be directed toward clustered activities or industrial parks.

C-2.07 Support utilization of advertising devices promoting several

establishments through the use of a single, multipurpose sign.

C-2.08 Require all recreational-commercial uses to incorporate sound site design and adequate water, sewer and drainage systems to protect the resource that provides their commercial attraction.

D. PARKS AND RECREATION

The recreational facilities may need future expansion to support growing populations. The McCook lake front should be utilized to its fullest potential. The addition of a Park may be necessary to compliment future growth. The encouragement of large industry to offer their employees, recreational facilities at work.

1. GOALS

D-1.01 Provide for and ensure maintenance of those recreational and open space facilities and services necessary for sustaining a safe, healthful and enjoyable living environment.

D-1.02 Ensure that recreational facilities are adequately provided as the City continues to experience population growth.

2. POLICIES

D-2.01 Work with citizens and other governmental bodies to preserve sufficient park and open space areas to fulfill the needs of the present and projected future population growth.

D-2.02 Locate park and recreational facilities throughout the township based upon neighborhood needs and characteristics of each planning district.

D-2.03 In the physical development of parks and open areas. ensure that maximum advantage is taken of natural features, notably

waterways/lakes.

D-2.04 Make provision for additional passive as well as the existing active recreational areas throughout the City.

D-2.05 Provide safe and convenient pedestrian and bicycle access to those recreational facilities which generate and or require pedestrian and bicycle access.

D-2.06 Where necessary require screening, fencing and/or buffering of park and open space areas for safety and protection of the user.

E. NATURAL RESOURCES

North Sioux City has a substantial mixture of soils and lakeshore areas which are more appropriate in an undeveloped state. Sufficient areas exist which are suitable for development to meet projected needs; therefore intrusion into these amenity areas is not necessary.

1. GOALS

E-1.01 For all development proposals, the natural resources of the site shall be considered in site planning and review.

E-1.02 Manage those areas unsuitable for development and direct development to those areas where suitable conditions exist.

2. POLICIES

E-2.01 The Soil Conservation Service should be consulted on proposals where soil, slope, sewage disposal and other environmental concerns exist.

E-2.02 Discourage or, when necessary, prohibit development on wetlands, flood plains, wet soils, lakeshores and other natural features, unless sufficient environmental protection measures are taken.

E-2.03 Where soils are not suitable for development, urban uses should be evaluated as to their impact on the area and rejected when impacts are identified.

F. GOVERNMENTAL OPERATIONS

As North Sioux City continues to experience residential and commercial growth, more services will be expected of the City. The City must begin considering not only the methods needed to provide service but also changes in the manner in which the city is governed and administered. The complexity of issues facing the city requires an ongoing examination of future needs and the appropriate management response to those needs.

1. GOALS

F-1.01 Develop a working relationship with other units of government and commissions to achieve common community goals which better all bodies.

F-1.02 Keep developing a sound management and financial planning program to meet the needs of an increased population.

2. POLICIES

F-2.01 Continually review the existing organizational structure and staffing and seek to modify as appropriate to meet long range community needs.

F-2.02 Provide for the continued maintenance needs of the cities roads and utilities, equipment, and buildings.

F-2.03 Develop a Five Year Capital Improvement Program to schedule public facility improvements well in advance of a critical need.

VI.

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 which can be utilized such as 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 successful completion of a Comprehensive Plan are the Planning and Zoning Commission and the City Council. It is the duty of the governing bodies of North Sioux City to encourage progress by utilizing all of the tools available to them so that orderly growth and development can take place. With public input, the Planning and Zoning 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 tool is the Zoning Ordinance. It is essential to redevelop the Zoning Ordinance if its current form does not adequately provide for the progression of the Comprehensive Plan. Both the Zoning Ordinance and the Subdivision Ordinance must be reviewed to ensure that each is in accordance with this Comprehensive Plan. Immediately following the adoption of this Comprehensive Plan, a new Zoning Map should be drafted in accordance with the suggested land uses. Areas outside the city limits which have proposed development will not be zoned until such time as the land is annexed into the city limits. Upon annexation an amendment will be entered onto the Zoning Map.

Capitol Improvements Planning. The Community Investment Plan, developed in 1993, is a detailed examination of Improvements which are needed in North Sioux City. The purpose of capitol improvements planning is to provide local government officials with a guide for

budgeting for capital improvements which will benefit the community. Before future development can be considered, the City must review current infrastructure and identify and deficiencies which need to be corrected prior to the development. It is the intention of the City to upgrade a portion of existing utilities and transportation routes on an annual, ongoing basis, so that the infrastructure does not continue to deteriorate.

Annexation. In order to acquire enough suitable land for future development, some land may need to be annexed into the city limits. Land which conforms to the projected growth areas of North Sioux City and which can be cost effectively be developed, should be considered for annexation.