

# I. INTRODUCTION

## A. PURPOSE, AUTHORIZATION AND ADOPTION

### 1. PURPOSE OF THE COMPREHENSIVE PLAN

There are three primary purposes of this document:

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

### 2. AUTHORIZATION UNDER STATE LAW

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

### 3. DEVELOPMENT AND ADOPTION

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

### 4. AREA OF PLANNING JURISDICTION

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

## B. INTERGOVERNMENTAL CONSIDERATIONS

A comprehensive plan affects not only those living in the study area, but also (to some extent) those living and working throughout the Lennox area. As a result, the City Council has requested input from the Lincoln County Planning Commission, the Lennox School District and the Lennox Economic Development Corporation.

## C. APPROPRIATE USE OF THE COMPREHENSIVE PLAN

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

## **D. COMMUNITY SURVEY RESULTS**

In 2005, a community survey was distributed to residents of Lennox. The intent of the survey was to better involve citizens in the planning process. What follows is a summary of responses, broken down into strengths, weaknesses and needs for the City of Lennox.

### Strengths

- Family, birthplace and the size of Lennox are major contributing factors for residents who choose to live in Lennox
- The growth rate of Lennox is acceptable to the majority of survey respondents
- Law enforcement, fire protection, ambulance service and snow removal received a favorable rating from responding citizens

### Weaknesses

- A significant number of respondents felt that the conditions of the streets was a concern
- The issue of sidewalks needs to be addressed

### Needs

- Commercial and industrial growth is a major need for the Lennox community
- A community center would benefit the City of Lennox
- Recreational opportunities such as a bike/walk trail and multi-sport ball fields should be explored
- More single family, multi family and elderly/assisted living are needed in Lennox

## II. DEMOGRAPHIC DATA

### A. DEMOGRAPHIC CONDITIONS

The population of Lennox steadily increased from 1960 to 1990 wherein the City experienced a slight decline in population. Between 1990 and 2000 the population increased by 15.28%. The population growth is the result of natural increase and net in-migration. There is a natural increase when the number of births exceeds the number of deaths. A net in-migration occurs when the number of people moving into the community is larger than the number leaving.

The median age in Lennox decreased slightly from 37.8 in 1990 to 37.7 in 2000. However, as can be seen in Table 2, the Lennox median age still remains higher than the state and county averages. The median household income (1999) is considerably lower than the Lincoln County median household income, but very comparative with the State of South Dakota average. The median household income has a correlation to the purchasing power of a household.

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

	Population	% Increase/Decrease
1960	1,353	N/A
1970	1,487	+ 9.90%
1980	1,827	+ 22.86%
1990	1,767	- 3.28%
2000	2,037	+ 15.28%

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

	Lennox	Lincoln County	South Dakota
1990 Pop	1,767	15,427	696,004
2000 Pop	2,037	24,131	754,844
1990 – 2000 % Change	+ 15.28%	+ 56.42%	+ 8.45%
2000 Median Age	37.7	34.0	35.6
Median Household Income in 1999 (dollars)	\$35,217	\$48,338	\$35,282

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

	Under 18	18-44	45-64	65 & Over	Total
1990	452	583	304	428	1,767

2000	552	711	372	402	2,037
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## B. HOUSING TRENDS

Growth of the Lennox housing stock slightly outpaced population growth between 1990 and 2000. During this period the average household size in the city decreased from 2.5 to 2.42 persons per household, as shown in Table 4. The population increase of 270 people from 1990 to 2000 and the 2.42 average household size, indicates that a need for 112 additional housing units was generated. The actual number of housing units of all types added during the same period totals 118. This indicates a small surplus of available housing units.

While the number of owner-occupied units increased during this period, the percentage of owner-occupied units remained relatively constant. During the same time period, the number of renter-occupied units increased by 28 units, however the percentage of renter-occupied units remain constant. Home ownership continues to be an important characteristic of the Lennox community as can be seen by the high percentage of owner-occupied units. However, the community should continue to offer and promote rental units as an affordable housing option in Lennox.

Table 4. City of Lennox Housing Facts 1980 – 2000 (Source: U.S. Census Bureau)

	1980	:%	1990	:%	2000	:%
Total Housing Units	735	:100.00	718	:100.00	836	:100.00
Owner Occupied	529	: 71.97	518	: 72.14	608	: 72.73
Renter Occupied	149	: 20.27	176	: 24.51	204	: 24.40
Vacant (and Vacancy Rate)	57	: 7.76	24	: 3.34	24	: 2.87
Units in Structure: one only	N/A	: N/A	550	: 76.60	653	: 71.98
Units Structure: two or more	N/A	: N/A	113	: 15.74	114	: 13.64
Mobile Home Units	N/A	: N/A	55	: 7.66	68	: 8.13
Vacancy Rate, owned units only	N/A	: N/A	0.2%		1.1%	
Vacancy Rate, rental units only	N/A	: N/A	3.8%		4.2%	
Persons per Household	2.6		2.5		2.42	

Employment in the finance sector grew 57.5 percent from 1990 to 2000, making it the fastest growing area of employment. The construction and mining sector doubled during this period while the service sector showed considerable gains as well. The civilian labor force increased by 26.9 percent over the same period, while the unemployment rate decreased.

The Sioux Falls economy is a major factor in the employment statistics of Lennox. Many of the residents of Lennox commute to Sioux Falls for employment as can be seen in the average travel time to work for 2000 is 20.9 minutes. Comparatively, the average travel time to work for residents of Sioux Falls is 15.5 minutes. It is important that Lennox not become entirely dependent on the Sioux Falls area for employment. The community should encourage the retention and expansion of current businesses while also seeking additional commercial development.

Table 5. Employment (Source: US Census Bureau)

	1990	2000	% Increase/Decrease
Manufacturing	134	162	+ 20.9
Construction and Mining	62	93	+ 50.0
Transportation, Communications, & Utilities	50	46	- 8.0
Trade (retail and wholesale)	190	203	+ 6.8
Finance	73	115	+ 57.5

Services	227	329	+ 44.9
Other	89	99	+ 11.2
Total Employment	825	1047	+ 26.9

Table 6. Civilian Labor Force and Unemployment (Source: U.S. Census Bureau and State Data Center, USD)

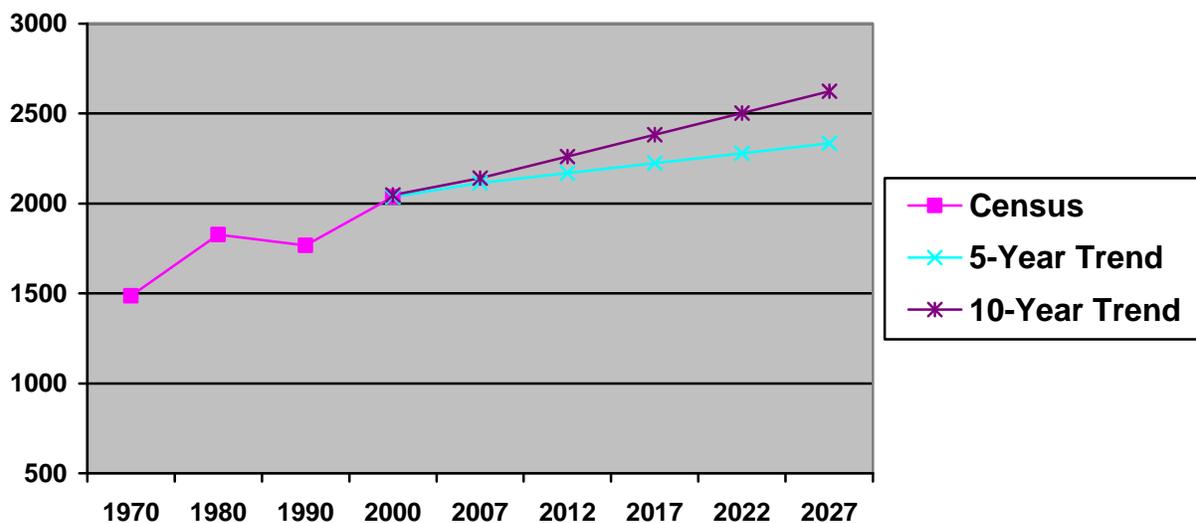
	1980	1990	2000
Labor Force	658	857	1060
Total Unemployment	24	32	13
Unemployment Rate	3.6%	3.7%	1.2%
Average Travel Time to Work	15.5 min	19.8 min	20.9 min

### C. POPULATION PROJECTIONS

Based upon current trends, a population projection through the study period indicates that the City of Lennox will have a population high of 2,624 and a low of 2,334. The 5 year population trend concludes a population of 2,334, while the 10 year population trend concludes a population of 2,624. For purposes of land-use planning, the upper end of the population trend was utilized to ensure adequate land was reserved and planned for future development.

Table 6. Population Projections City of Lennox

	1970	1980	1990	2000	2007	2012	2017	2022	2027
5-Year Trend	1,487	1,827	1,767	2,037	<b>2,114</b>	<b>2,169</b>	<b>2,224</b>	<b>2,279</b>	<b>2,334</b>
10-Year Trend	1,487	1,827	1,767	2,037	<b>2,140</b>	<b>2,261</b>	<b>2,382</b>	<b>2,503</b>	<b>2,624</b>



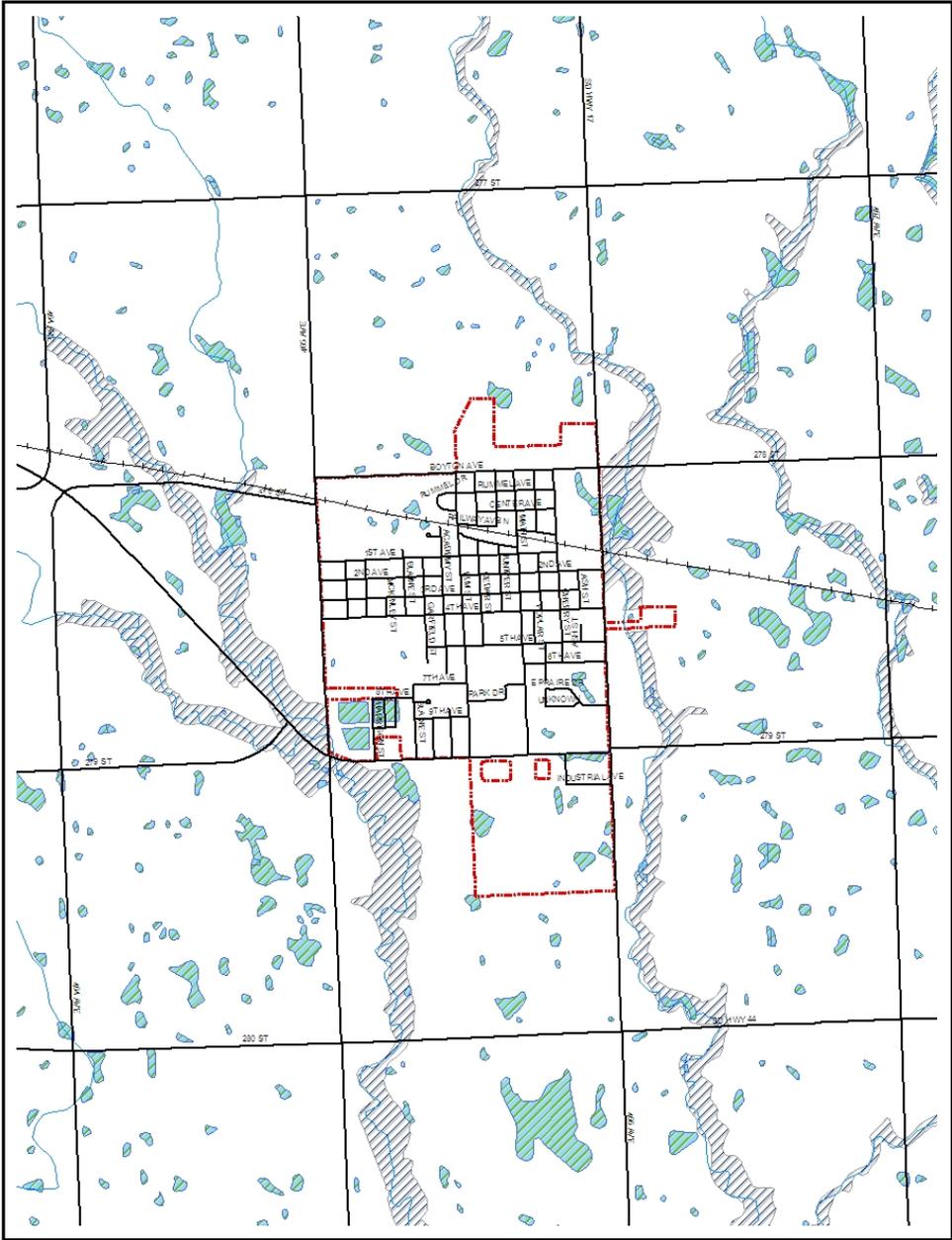
### **III. ENVIRONMENTAL CONSTRAINTS**

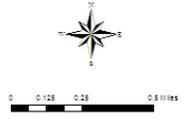
#### **A. PHYSICAL GEOGRAPHY**

Lennox is located in the southeastern portion of South Dakota. The City is located on SD Highways 44 and 17, about four miles west of the intersections of US Interstate 29 and SD Highway 44. The landscape is primarily flat, with an elevation varying from a low of 1300 feet to a high of 1500 feet.

#### **B. DRAINAGE AND WETLANDS**

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



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>— Roads</li> <li>— Creeks &amp; Rivers</li> <li>— Rail</li> <li>▭ City Limits</li> <li>▨ Wetlands</li> <li>▨ Zone A Floodplain</li> </ul>	<p>Map 1</p> <p><b>ENVIRONMENTAL CONSTRAINTS</b></p> <p>City of Lennox</p>	 <p>This information has been secured from sources we believe to be reliable, however, we do not guarantee the accuracy of the information contained herein. This map does not eliminate the need for an on-site investigation.</p> <p>This map was compiled by the South Eastern Council of Governments</p>
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## **IV. INFRASTRUCTURE ASSESSMENT**

### **A. TRANSPORTATION**

Street and highway improvements are a critical planning consideration because of the interactive relationship between transportation and land use. Location choices for many land uses are frequently made on the basis of access to major streets and highways. Without consideration for adequate capacity or maintenance, the transportation system cannot adequately accommodate development.

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

Collector streets are designed to provide connectivity between arterials. They allow local traffic an access onto the arterial system. Collector streets are normally spaced one-half mile apart and include two lanes of traffic with turn lanes at major intersections, limited on-street parking, and may be adjacent to either residential or commercial uses.

Local streets provide access from low-density residential developments to collector or arterial streets. Because their function is based on development patterns, there are no spacing requirements. Local streets operate at low speeds, with on-street parking and few traffic signals.

A Major Street Plan includes a list of current and future road and street improvement projects for the transportation needs of the City of Lennox. The Major Street Plan has been developed as a part of the Comprehensive Plan (see **Map 2**).

### **B. WATER FACILITIES**

As a result of a recent engineering study, several projects enhancing Lennox's water facilities have recently been undertaken. Those projects are as follows:

- 1) The construction of three (3) new wells and the rehabilitation of portions of the water treatment plant to strengthen the water source supply for the City of Lennox; and
- 2) The construction of two (2) 500,000 gallon elevated storage reservoirs located individually in the north and south areas of the City of Lennox; and
- 3) The replacement of various areas of water main and the addition of new lines to form loops to eliminate many of the dead-end lines that now exist.

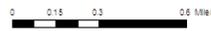
The City of Lennox is a member of the Lewis and Clark Rural Water System. Presently, the City is seeking a long term water supply for the community, pending organizational funding decisions and construction timelines.

### **C. WASTEWATER FACILITIES**

In 1996, the City of Lennox expanded its existing wastewater treatment facility from a conventional three cell stabilization pond to an aerated wastewater treatment facility. The project included the creation of four (4) aerated earthen ponds each with a surface area of approximately 0.4 acres in the southwestern portion of the community. The expansion provides a primary and secondary treatment and is designed to accommodate a population of approximately 2,620. The South Dakota Department of Environment and Natural Resources has proposed new NPDES discharge standards that will require further upgrades and or reconstruction of the wastewater treatment facilities in the near future.

The City Council has authorized the completion of a Preliminary Engineering Feasibility Study to evaluate alternatives to meet the new discharge requirements. The completed Preliminary Engineering Feasibility Study has been completed and submitted to the City Council and the South Dakota Department of Environment and Natural Resources for review and approval. The proposed wastewater treatment facility will be designed for a population of 2,634 in the year 2030 with an average daily wastewater flow of 273,500 gallons per day and a peak daily wastewater flow of 1,003,500 gallons per day.



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: purple;">—</span> Major Arterial</li> <li><span style="color: purple;">- - -</span> Future Major Arterial</li> <li><span style="color: blue;">—</span> Minor Arterial</li> <li><span style="color: blue;">- - -</span> Future Minor arterial</li> <li><span style="color: green;">—</span> Collector</li> <li><span style="color: green;">- - -</span> Future Collector</li> <li><span style="color: black;">—</span> Roads</li> <li><span style="color: black;">—+—</span> Rail</li> <li><span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> City Limits</li> </ul>	<p>Map 2</p> <h2>MAJOR STREET PLAN</h2> <p>City of Lennox</p>	<div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <p style="font-size: small;">This information has been secured from sources we believe to be reliable, however, we do not guarantee the accuracy of the information contained herein. This map does not eliminate the need for an onsite investigation.</p> <p style="font-size: x-small;">This map was compiled by the South Eastern Council of Governments</p>
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## V. SCHOOL PLANS AND PROJECTIONS

### A. LENNOX PUBLIC SCHOOLS

**Enrollment** - The Lennox School District currently has an enrollment of 910 students. Due to the recent split with the Tea Area School District, the Lennox School District expects to see a small decrease in enrollment for the next few years. After three to five years, the school system is expected to grow again. The district has seen growth with housing projects in the City of Worthing and at "The Meadows" in Lennox.

**Facilities** – The Lennox School District maintains the following facilities:

Lennox – Three facilities (K-5, 6-8, 9-12)

Worthing – One facility (K-5)

Chancellor – One facility (K-5)

**Capital Improvements** – The Lennox School District completed a new 103,000 square foot high school for the 2005-06 school year. The district completed remodeling and air improvements of the Chancellor facility in 2005. The district completed a joint School/City Library with the City of Lennox in 2006. The district completed a remodel project at the middle school facility in Lennox in 2004. The district completed a heating/air conditioning project at the Worthing facility in 2006.

**Technology** – The Lennox High School has ninety new computers. The district also has fifteen new servers and ten LCD projectors. The high school as well as the middle school is equipped with a sixteen camera security system.

**Service Area** – The Lennox School District is in Lincoln, Turner and Minnehaha Counties. The majority of the district lies in Lincoln County. One-third of the students take the bus to school and have an average bus ride of 40 minutes.

**Source:** Patrick Jones, Superintendent

## **VI. PARKS AND OPEN SPACE**

### **A. CURRENT AND FUTURE PARK NEEDS**

Neighborhood Parks provide a service area of approximately ¼ mile in radius and are around 0.1-5 acres in size. The amenities in these parks may be specialized to the neighborhood or may be repetitious so that residents do not have to cross town to get a specific recreation opportunity. Specialized amenities include skate parks, ice skating rinks, perennial gardens, community gardens, butterfly gardens, amphitheaters, dog parks, or Frisbee golf.

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

Regional parks, because of their larger size, provide a much wider range of activities and facilities than neighborhood parks. The land area requirements generally range from 21 to 40 acres, and can provide services to an area of approximately 1—2 square miles. Specialized facilities such as swimming pools, picnic areas, and athletic complexes can be accommodated in community parks. Community parks that should be provided include areas for passive uses, nature conservation, pools and aquatic centers, and athletic fields. Each of these four types of uses might include other uses such as neighborhood playground space, but generally larger parks will focus on one major type of activity.

Conservation and nature areas are specialized locations that preserve wildlife habitat, woodlands, and wetlands through open space development. Most commonly developed along the stream corridors and natural drainage ways are linear parks or greenways which provide a variety of recreational opportunities to adjacent neighborhoods. These activities easily accommodate the development of a bike trail system.

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

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

## **VII. NEIGHBORHOOD CONSERVATION**

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

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

### **A. LAND USE**

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

### **B. INFRASTRUCTURE**

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

### **C. PROPERTY MAINTENANCE**

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

## VIII. LAND USE PLAN

### A. EVALUATION OF LAND USE IN RURAL LINCOLN COUNTY

The rural area of Lincoln County is dominated by agricultural uses. However, a great deal of rural residential structures (hobby farms, rural subdivisions) have been constructed over the past twenty years. Also, a great number of farms have been vacated with a dilapidated structure still standing. A land use dilemma is the rural/urban fringe area along and near the city limits of Lennox. A common goal of the Lincoln County Planning Commission and all Lincoln County cities is to cooperate near all city limit boundaries. Therefore, the future land use map specifies the area outside of Lennox for land use cooperation with Lincoln County.

### B. EVALUATION OF URBAN LAND USE IN LENNOX

To simplify preparation of this plan, land uses have been grouped into eight categories for Lennox:

- (1) Industrial includes light manufacturing, warehouses and other similar uses.
- (2) Commercial includes retail businesses, offices, etc.
- (3) Single-Family Residential includes single-family, residential, duplexes, and manufactured housing.
- (4) Multi-Family Residential includes all apartments.
- (5) Institutional & Governmental includes schools, churches, government offices and similar uses.
- (6) Transportation & Utility uses include power substations, water / wastewater treatment facilities, etc.
- (7) Conservation & Recreation includes parks and athletic fields. Also included are areas that should be protected from development to facilitate movement of flood water and runoff. Some types of development may be appropriate for such areas, as long as the development does not dramatically increase the incidence or severity of flood or drainage problems.
- (8) Agricultural includes land not yet developed for one of the other seven uses. Also included are areas that provide farming and agriculturally related uses.

A physical land use inventory was prepared by SECOG in July of 2006. Maps for the current and future land uses (**Maps 3 and 4**) in Lennox and the planning area are included. Future land uses were determined by the Lennox Planning Commission and SECOG, based on topographic features, compatibility of future and current land uses and existing infrastructure.

### C. CURRENT LAND USE CONSUMPTION

Land Use	Acres Consumed
Single Family	270 acres
Multi Family	16 acres
Commercial	39 acres
Agriculture	48 acres
Government/Institutional	58 acres
Vacant	135 acres
Industrial	43 acres
Park and Recreation	23 acres
Manufactured Housing Parks	11 acres

### D. FUTURE LAND USE ESTIMATES

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

City of Lennox			
Household Projections			
	Population	Persons per Household <i>(assuming number remains constant)</i>	Households
1980	1,827	NA	NA
1990	1,767	NA	NA
2000	2,037	2.42	836 (actual)
2007	2,140	2.42	884 (projected)
2012	2,261	2.42	934 (projected)
2017	2,382	2.42	984 (projected)
2022	2,503	2.42	1,034 (projected)
2027	2,624	2.42	1,084 (projected)
Households Added 2007 to 2027			
	<b>New Households</b>	248	

**Land Use Consumption Needs – Housing**

Single-family Residential	3 units per acre (low density) x 2.42 persons per household (pph) = 7.26 persons per acre (ppa) *	7.26 ppa x 4,015 acres = 29,149 additional people
Multi-family Residential	3 units per acre (low density) x 2.42 pph = 7.26 ppa **	7.26 ppa x 179 acres = 1,299 additional people

Based upon the above referenced analysis, the City of Lennox will be able to provide adequate housing through the year 2027.

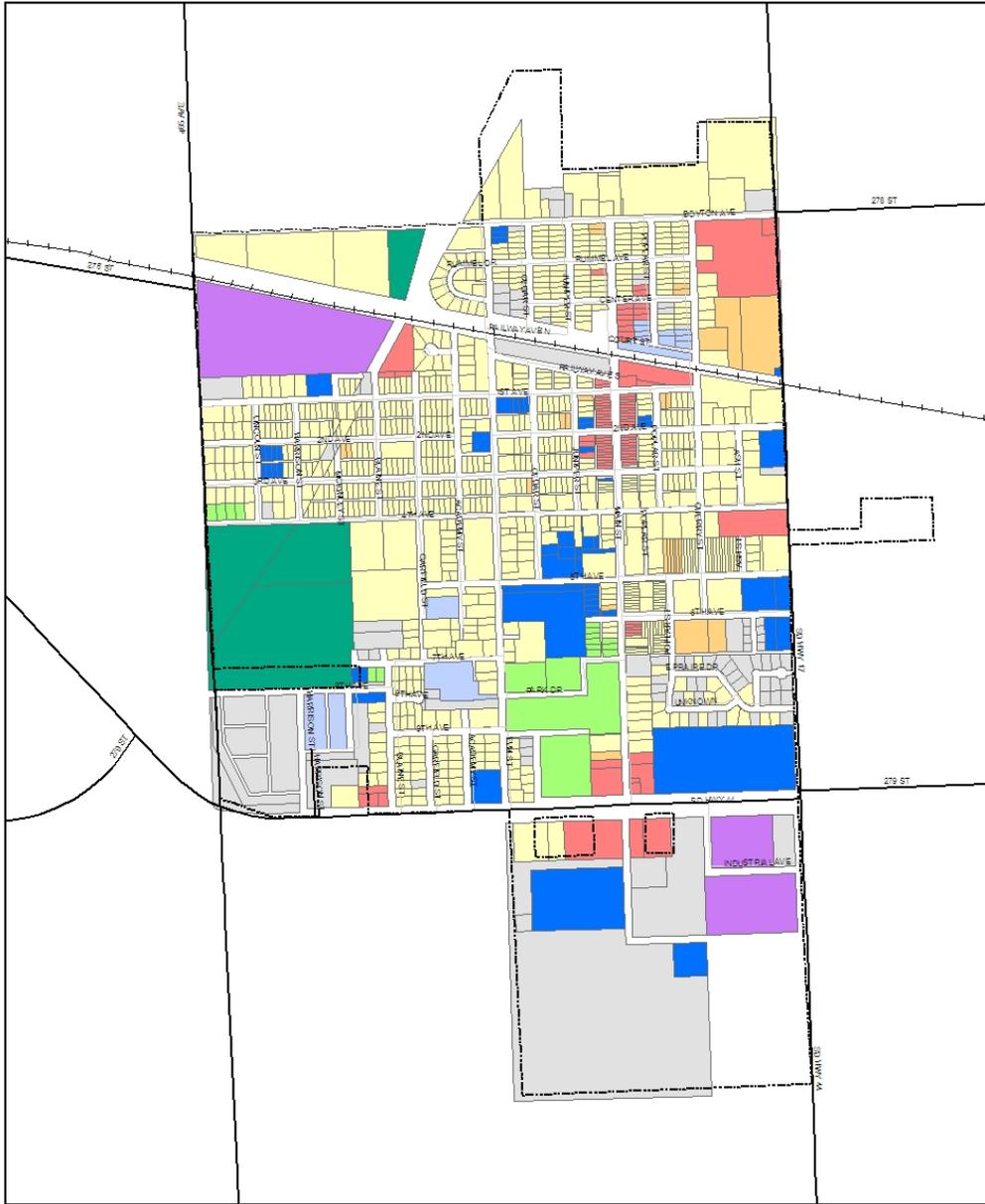
\* Projections based upon low density single-family development

\*\* Projections based upon low density multi-family development

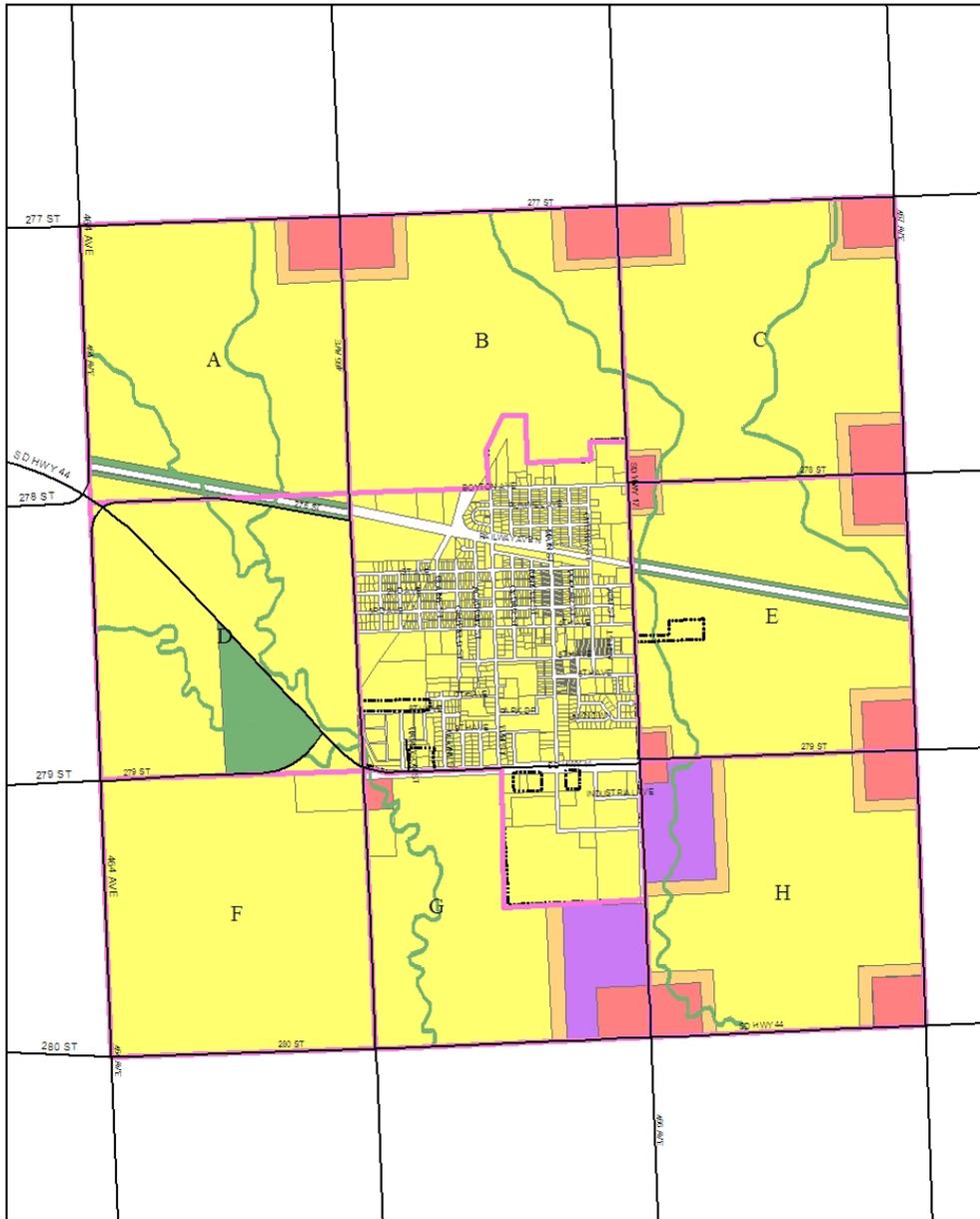
**Future Land Use Available**

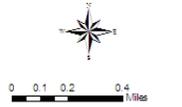
<b>Land Use</b>	<b>Available Acres</b>
<b>Single Family</b>	<b>4,015 acres</b>
<b>Multi Family</b>	<b>179 acres</b>
<b>Commercial</b>	<b>298 acres</b>
<b>Industrial</b>	<b>140 acres</b>
<b>Park/Recreational/Greenway</b>	<b>119 acres</b>

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



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>—+— Rail</li> <li>--- City Limits</li> <li>■ Agricultural</li> <li>■ Single Family Residential</li> <li>■ Multi Family Residential</li> <li>■ Manufactured Housing</li> <li>■ Park/Recreation</li> <li>■ Institutional</li> <li>■ Commercial</li> <li>■ Industrial</li> <li>■ Vacant</li> </ul>	<p>Map 3</p> <p><b>CURRENT LAND USE</b></p> <p>City of Lennox</p>	<div style="text-align: center;"> </div> <p style="font-size: small;">This information has been sourced from sources we believe to be reliable; however, we do not guarantee the accuracy of the information contained herein. This map does not eliminate the need for an on-site investigation.</p> <p style="font-size: x-small;">This map was compiled by the South Eastern Council of Governments</p>
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<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>— Roads</li> <li>— Growth Areas</li> <li>— City Limits</li> <li>— Current Land use</li> <li>— Commercial</li> <li>— Industrial</li> <li>— Multi Family Residential</li> <li>— Park/Recreational/Greenway</li> <li>— Single Family Residential</li> </ul>	<p>Map 4</p> <p><b>FUTURE LAND USE</b></p> <p>City of Lennox</p>	 <p>This information has been secured from sources we believe to be reliable. However, we do not guarantee the accuracy of the information contained herein. This map does not eliminate the need for an onsite investigation.</p> <p>This map was compiled by the South Eastern Council of Governments</p>
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## IX. GROWTH AREA ANALYSIS

The costs of extending water and sewer services are the primary considerations in designating future growth. However, other factors must also be considered which includes capacity of the transportation system, environmental suitability, and compatible land uses. The following analysis is intended to provide the City of Lennox and Lincoln County with a guide to land use decisions and direct implementation through subdivision and zoning regulations. **Map 4** illustrates all growth areas by the letter indicated.

It is appropriate to note that rezoning requests (and other development approvals) for land uses not consistent with the Future Land Use map (**Map 4**), except for previously established and approved land uses, should not be considered until the Comprehensive Plan has been amended, as necessary, to provide for such land uses. In those cases where development requests are not consistent with the Plan but represent a benefit to the community, the City should process such requests and Plan amendments concurrently and in a timely fashion. In addition, **the Future Land Use map is not the community's official zoning map**. It is a guide for future land use patterns. The Future Land Use element and all other aspects of the Comprehensive Plan are implemented primarily through development regulations (e.g., zoning and subdivision regulations). Text of the zoning regulations and its corresponding map determine which specific development requirements apply to a particular property.

### Growth Area A

- Sanitary sewer service of the majority of Growth Area A will require the installation of a new wastewater pumping facility.
- The small area that cannot be serviced easily is generally located in the SW ¼ of Growth Area A.
- A portion along the east side of Growth Area A adjacent to the 465<sup>th</sup> Avenue section line can be served by extending the existing gravity sewer.

### DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- Primarily, the growth area will accommodate single-family residential development. A commercial node buffered by multi-family is proposed at the intersection of 465<sup>th</sup> Avenue and 277<sup>th</sup> Street.
- Two trail systems traverse the growth area and provide areas for neighborhood parks.
- A greenway alongside the railroad tracks will provide a buffer for single-family residential development.

### Growth Area B

- Sanitary sewer service to the majority of Growth Area B can be provided by the extension of the existing gravity sanitary sewer system.
- There is a small area located in the SE ¼ of the SW ¼ of Growth Area B that cannot be serviced without the installation of a wastewater pumping facility.
- Sanitary sewer service in the northeast quarter of Growth Area B will require the installation of a new wastewater pumping facility.

### DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- Commercial nodes buffered by multi-family are proposed at the northern portions of 277<sup>th</sup> Street. The remaining portion is single-family residential with a trail system following the creek.

### Growth Area C

- Sanitary sewer service for the north half of Growth Area C will require the installation of a new wastewater pumping facility.
- There is a fairly large area located in the south ½ of Growth Area C that can be serviced by the extension of the existing sanitary sewer system.

## DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- Commercial nodes buffered by multi-family are proposed at the northern portions of 277<sup>th</sup> Street and the southwest portion of 278<sup>th</sup> Street. The remaining portion is single-family residential with a trail system following the creek.

### Growth Area D

- Sanitary sewer service for almost the entire area comprising Growth Area D will require the installation of a new wastewater pumping facility. One wastewater pumping facility will be required for servicing the north half of Growth Area D and a second wastewater pumping facility would be required to service the south half.
- There is only a very small area along the east side of Growth Area D that can be served by extending the existing gravity sewer.

## DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The growth area will accommodate single-family residential development.
- Two trail systems traverse the growth area and provide areas for neighborhood parks and the Lenkota Golf Course is located in this area.
- A greenway alongside the railroad tracks will provide a buffer for single-family residential development.

### Growth Area E

- The area north of the railroad tracks can be served by extending the existing gravity sewer.
- Sanitary sewer service for the area south of the railroad tracks will require the installation of a new wastewater pumping facility.

## DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- Commercial nodes buffered by multi-family are proposed for the northern and southern portions of the growth area along SD Hwy 17.
- Two trail systems traverse the growth area and provide areas for neighborhood parks.
- A greenway alongside the railroad tracks will provide a buffer for single-family residential development.

### Growth Area F

- Sanitary sewer service for Growth Area F will require the installation of two new wastewater pumping facilities. One wastewater pumping facility will service the north half of the Growth Area and a second wastewater pumping facility would service the south half.

## DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The growth area will accommodate single-family residential development.

### Growth Area G

- There is a small area along the north side of Growth Area G (Highway 44) that can be served by extending the existing gravity sewer.
- Sanitary sewer service of the remainder of Growth Area G will require the installation of three new wastewater pumping facilities. One wastewater pumping facility would serve the northeast quarter, one wastewater pumping facility would serve the southeast quarter and one wastewater pumping facility would serve the west half of Growth Area G.

## DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- Portions of this growth area are already within city limits and include the Lennox Industrial Park.
- The majority of the growth in this area is anticipated as single-family residential, with the exception of nodal commercial development in the southeast and northwest portion of the growth area. The anticipated commercial development in the southeast portion of the growth area will be buffered by multi-family. There is also anticipated to be some additional industrial expansion to the southwest in this growth area.
- A trail system traverses the growth area and could provide areas for neighborhood parks.

### Growth Area H

- Sanitary sewer service of the entire Growth Area H will require the installation of two new wastewater pumping facilities. One wastewater pumping facility will be required to service the north portion of Growth Area H and a second wastewater pumping facility would be required to service the remainder of the section.

## DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The northwest portion of this section is proposed industrial. The industrial is proposed to be buffered by multi-family residential. A commercial node is proposed at the northern portion of 279<sup>th</sup> Street. The majority of the development in this area is anticipated as single-family residential, with the exception of nodal commercial development in the southwest quadrant of the growth area (intersection of SD Hwy 17 and SD Hwy 44).
- A greenway traverses the growth area.

## X. PLANNING POLICY FRAMEWORK

Lennox has adopted this Comprehensive Plan to provide a framework for specific future land use and growth management policies and recommendations. It is designed to be a dynamic and flexible process to accommodate the changing needs of a growing population, yet steady enough to allow for reasonable long-term investment strategies by both public and private sectors. To the greatest extent possible, future planning for the City of Lennox ought to involve the public, other city agencies and elected officials throughout the planning and implementation phases.

### A. GROWTH MANAGEMENT STRATEGY

The following goals and policies are a detailed expression of the community's aspirations for the future and can be considered the heart of the Comprehensive Plan. The goals and policies provide direction for future planning and city activities for the City of Lennox and the contiguous planning area.

#### Goal 1. Focus New Development within Existing City Limits Area

Objective 1 – Allow development within existing sanitary sewer and drainage basins as detailed by the Future Land Use map and prescribed in Chapter IX (Growth Area Analysis)

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

*Policy 2* - Discourage growth in areas not suitable for hookups

Objective 2 – Allow compact and contiguous urban growth within city limits

*Policy 1* - Maintain the growth area boundary as the division between urban and rural densities and services, and encourage growth and development that will promote an efficient use of present and future public investments in roads, utilities, and other services

*Policy 2* - Avoid scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access and proper water/sewer systems

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

*Policy 4* - Establish and maintain an addressing system to create consistency for safety and convenience of businesses, visitors, and local citizens

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

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

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

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

*Policy 3* – In existing and developing centers, buildings should be set close to each other and to pedestrian ways and main streets to encourage walking and shared parking

**Goal 2. Direct New Growth into Designated Future Growth Areas**

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

*Policy 1* – Review and revise specific development patterns established under Chapter IX. – Growth Area Analysis

**Goal 3. Construct and Upgrade the Major Street System to Handle New Growth**

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

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

Objective 2 – Minimize ingress and egress onto major roadways

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

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

*Policy 1* – Develop sidewalks in all areas of town to create safe neighborhoods by requiring developers to construct or assessing landowners at the directive of the City

**Goal 4. Improve Community Services for all Residents of Lennox**

Objective 1 – Improve Public Services and Buildings

*Policy 1* – Community development projects shall be envisioned by the City Council, with assistance from the Planning Commission and public, on an annual basis

Objective 2 – Improve Park and Recreation Opportunities for Citizens

*Policy 1* – Consider developing an athletic complex that would feature multi-sport ball fields.

*Policy 2* – Develop linear greenways in those areas identified on the future land use map to provide future recreational opportunities for all residents

**Goal 5. Preserve the Function and Character of the Rural Area**

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

*Policy 1* – Only agricultural uses will be allowed in the city’s agricultural zones

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

*Policy 1* – Work with Lincoln County to ensure all proposed development within Lennox’s growth areas are annexed and serviced with municipal utilities

## **B. CAPITAL IMPROVEMENTS PLANNING**

The purpose of capital improvements planning is to provide local government officials with a guide for budgeting major improvements that will benefit the community. Before future development can be considered, the City must review current infrastructure and identify any deficiencies that need to be corrected prior to the development. It is the intention of the City to upgrade a portion of existing utilities and transportation routes on an ongoing basis. Information within the Comprehensive Plan can be utilized in constructing the Lennox capital improvement plan.

## **C. LAND USE PLANNING STRATEGY**

The City of Lennox has committed to shape the future of the community to enhance economic development and maintain a high quality of life for all citizens of the community. The following goals, objectives, and policies will guide the City Council and are the basis for regulations contained within the City of Lennox's zoning and subdivision ordinances.

### **Goal 1. Ensure the Health and Safety of Citizens**

#### Objective 1- Separate structures for health and safety

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

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

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

*Policy 1* – Review the lot and block designs based upon subdivision design standards

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

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

#### Objective 3 – Provide adequate visibility at intersections and driveways for all streets

*Policy 1* – Ensure that structures and fences do not obstruct the view of intersecting traffic

#### Objective 4 – Design major streets to emphasize mobility and safety

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

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

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

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

## **Goal 2. Protect Natural Resources**

### Objective 1 – Retain runoff with open natural drainage systems

*Policy 1* – Any development should be platted to incorporate as much natural drainage as possible

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

### Objective 2 – Create greenways and linear open spaces within floodplain areas

*Policy 1* – Do not allow residential, commercial or industrial development within floodplain areas

### Objective 3 – Design around significant wetlands

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

### Objective 4 – Limit development in areas with poor soils and high water table

*Policy 1* – Require further investigation for new development to occur in areas with soil limitations as identified by the Natural Resource Conservation Service (NRCS)

## **Goal 3. Enhance the Visual Quality of the City**

### Objective 1 – Separate industrial and residential uses

*Policy 1* – Do not allow industrial development near residential developments

*Policy 2* – Encourage siting of industrial uses in incorporated areas

*Policy 3* – Require design review requirements in the Lennox Industrial Park

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

*Policy 1* – Front and rear setbacks will provide reasonable separation for residential living

*Policy 2* – Encourage development to comply with land use location and design criteria located in Appendix 1

*Policy 3* – Use landscaping to establish visual and physical boundaries between parking lots and roads

### Objective 3 – Encourage the appropriate siting and concentration of uses and structures that can clutter the landscape

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

*Policy 2* – Allow manufactured homes to be placed only in parks that are single sections or do not resemble a site-built home

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

### Objective 4 – Create a transition from commercial to residential areas

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

## XI. PLAN IMPLEMENTATION

Planning is a continuous process. Completion of the Comprehensive Plan is by no means an end in itself. A comprehensive plan must be constantly scrutinized to ensure that its goals, objectives and policies continue to reflect changing community needs and attitudes. The purpose of this implementation element is to provide direction and recommendations for implementing the Comprehensive Plan and for continuing planning. *Above all, the Plan must be used.*

### A. THE CONTINUOUS PLANNING PROCESS

Circumstances will continue to change in the future, and the Lennox Comprehensive Plan will require modifications and refinements to be kept *up-to-date and current*. Some of its proposals will be found unworkable and other solutions will continue to emerge. Changes that are needed should be carefully noted and thoroughly considered as part of **Annual Plan Updates** and **5-Year Major Plan Revisions**. As change occurs, however, Lennox's vision should remain the central theme and provide a unifying element. *This plan's importance lies in the commitment of citizens to agree on Lennox's purpose for the future, and to apply that consensus in continuing efforts that focus on betterment of the community.*

#### *\* Review by the Planning Commission \**

The Planning Commission should review the status of efforts to implement this Comprehensive Plan on an annual basis. Significant actions and accomplishments during the past year should be recognized as well as recommendations for needed actions and programs to be developed in the coming new year.

#### *\* Annual Plan Amendment Process \**

Annual plan amendments, when necessary, will provide opportunity for relatively minor plan updates and revisions such as: changes in future land use designations; implementation actions for identified goals, objectives and policies; and review of plan consistency with ordinances and regulations. A plan amendment should be prepared and distributed in the form of an addendum to the adopted Comprehensive Plan. Identifying potential plan amendments should be an *ongoing process* by the Planning Commission and City Council throughout the year; input from the general public should be solicited for any and all plan amendments. Proposed plan amendments should be reviewed and approved by the Planning Commission with final approval from the City Council, mirroring the initial adoption of this Comprehensive Plan; plan amendments shall be in the form of a resolution.

#### *\* Major Updates of the Comprehensive Plan \**

Major updating of the Comprehensive Plan should occur *every five years*. These updates will ensure renewal and continued utility of the Comprehensive Plan for use by the City Planning Commission and City Council. Annual plan amendments from the previous four years should be incorporated into the next major plan update. Plan updates will be a significant undertaking involving City officials, the Planning Commission, a steering committee and citizens. The result of major plan updates will be a "new" comprehensive plan for the City, including new identification of up-to-date goals, objectives, policies and implementation actions.

### B. CITIZEN PARTICIPATION IN CONTINUING PLANNING

All community members of Lennox have a vested interest in maintaining a high quality of life within the city. It is only fair that those members be entitled to an opportunity of shaping the community's vibrant future. Citizens should continue to be involved in implementing and maintaining the Comprehensive Plan. The Planning Commission, town meetings, public forums, newsletters and public notices should be utilized to inform and involve

citizens in continuing planning. Methods and activities for public participation should be carefully chosen and designed to achieve meaningful and effective involvement.

### C. IMPLEMENTATION PROCESS

The Comprehensive Plan is the City's guide for government officials and citizens when making decisions about land use and development. The Comprehensive Plan is *comprehensive* in that it identifies the multitude of factors related to future community growth. The Plan analyzes relationships among these factors, proposes what needs to be done about them, and recommends goals and objectives and actions for using the City's resources in the most efficient and effective ways.

Plan implementation includes using the Future Land Use map as a general guide for decision-making in zoning cases and subdivision plat review. This practice is to ensure that development and redevelopment are consistent with the policies of the City's Comprehensive Plan. Review and revision of City ordinances for updating, strengthening and streamlining the Zoning Ordinance and Subdivision Regulations will be a plan implementation activity. Studies for drainage basins are critical to protection of existing and future development. Water and sewer needs and improvements must be addressed on a yearly basis. Parks development and community facilities improvements will be needed as well.

Perhaps the most important method of implementing Lennox's Comprehensive Plan comes through a day-to-day *commitment* by elected and appointed officials, City staff members and citizens of the community. The Comprehensive Plan must be perceived as a useful and capable tool in directing the City's future. The Future Land Use map and other key elements of the Comprehensive Plan should be displayed and available for ready reference by public officials and citizens. The Comprehensive Plan should continually be referenced in rezoning public hearings, site plan proposals, variance and conditional use hearings as well as informal discussion situations.

An aggressive, yet realistic program for implementing the Comprehensive Plan should be established by the Mayor, City Council, and the Planning Commission, and then used by the entire community. Implementation tools include the Zoning Ordinance, Subdivision Regulations and annual budget. These tools should be reviewed and updated periodically so that the goals, objectives, and policies of the Comprehensive Plan are put into action. ***In addition, the identified goals, objectives and policies on pages 21-24 of this Plan should be reviewed and implemented continually to ensure maximum effectiveness of the Plan. It is recommended that an Implementation Task Force be established by the City Council to address the identified goals, objectives and policies of this Comprehensive Plan; the Planning Commission should provide oversight and act in a supervisory capacity.***

# APPENDIX 1

## Land Use Location and Design Criteria

### Residential

#### **Low density** (3 to 6 units/acre)

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

#### **Medium density** (6 to 16 units/acre)

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

#### **High density** (16 to 40 units/acre)

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

### Commercial

#### **Highway oriented and regional centers**

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

#### **Community centers**

- \*Intersection of arterial streets and along transit routes
- \*Mixed-use development including office, institutional, or multifamily residences
- \*Well designed transition to adjacent uses

#### **Neighborhood retail, office, and convenience services**

- \*Convenient vehicular and pedestrian access to residential areas
- \*Adjacent to major street intersections
- \*Design compatible with surrounding uses
- \*Well designed transition to adjacent uses
- \*Located within residential, employment, or institutional centers

#### **Downtown area**

- \*Pedestrian orientation
- \*Quality urban design standards

- \*Mixed uses including office, retail, institutional, cultural, and entertainment
- \*Orientation to greenway where feasible
- \*Consolidate off-street parking areas
- \*Residential uses within walking distance of Central Business District (CBD)

## **Industrial**

### **General light industrial**

- \*Regional highway access located close to major arterial streets
- \*Rail access for industrial uses requiring it
- \*Buffered from residential and other adjacent land uses
- \*Industrial park setting with building design and landscape amenities
- \*Include office, warehousing, and limited retail uses

### **Limited heavy industrial**

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

## **Mixed Use**

### **Institutional, office, and other mixed use development**

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

# **LENNOX**

## **Comprehensive Plan 2007 - 2027**

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

## **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 Lennox. Through the preparation and adoption of this document, the governing officials of Lennox have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

### **City Council**

Mayor: Orville Wiebers

Council Members: Paul Beukelman, Del Cinco, Richard Holland, Jr., Marlyn Jacobson,  
Greg Poppenga, William C. Randel

Finance Officer: Judy Finnell

City Administrator: Justin Weiland

### **Planning Commission**

Chairman: Keith Reif

Board Members: Frank Jacobson, Dan Ketcham, Glenn Nelson, Ken Sayler

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

**RESOLUTION NO. \_\_\_\_\_**

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

**Whereas**, Chapter 11-6-18 of South Dakota Codified Law has empowered the Planning Commission and City Council of Lennox to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

**Whereas**, the Lennox Planning Commission has developed a Comprehensive Plan for the years 2007 - 2027, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council; and

**Whereas**, the Lennox City Council has received the recommendation of the Planning Commission and has held the required Public Hearing; and

**Whereas**, the adoption of the Comprehensive Plan would enhance the responsible development of Lennox and the surrounding area.

**Now therefore**, be it resolved by Lennox City Council, that the Comprehensive Plan for the City of Lennox for the years 2007 through 2027 be hereby adopted and effective upon 20 days after publication of this resolution.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Signed: Orville Wiebers  
Mayor, City of Lennox

ATTEST:

\_\_\_\_\_  
Judy Finnell  
Finance Officer, City of Lennox

Publication Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_