

City of Crooks
Planning and Zoning Commission
Meeting agenda
Date: 07/31/2023

Time: 7:00pm

Location: Crooks Community Center (701 S West Ave, Crooks, SD, 57020)

- 1) Call to order
- 2) Approve posted agenda
- 3) Approve meeting minutes
- 4) Open Comments
 - a. Crooks Community Child Care Center – variance for parking lot requirements
- 5) Public hearings:
 - a. Adoption of Comprehensive Plan 2023-2043
- 6) New business: None.
- 7) Old business: None.
- 8) Adjourn



City of Crooks
Planning and Zoning Commission
Meeting minutes
March 27, 2023

At 7:03pm, Director Richardson called the meeting to order at the Crooks Community Center. Answering roll call were Commissioner Hemme, Commissioner Masgai, Commissioner Gillespie, Commissioner Jongewaard, Commissioner Papke, and PZ Director Richardson. Absent with notice: Commissioner Glasford.

Approve posted agenda. Motion by Jongewaard to approve agenda, seconded by Masgai. No discussion. All aye, motion carried.

Approve meeting minutes. Motion by Hemme to approve meeting minutes, seconded by Gillespie. No discussion. All aye, motion carried.

Open comments. No open comments were received from the public.

Public hearings. Recommendation to adopt revised Crooks Zoning Regulations. Richardson opened the hearing at 7:04pm. Commission reviewed the chapters and discussed the items. Richardson opened the floor for comments from the public. No comments were received from the public. Richardson closed the hearing at 7:24pm. Motion by Jongewaard to recommend adoption of revised Crooks Zoning Regulations as presented without amendments, seconded by Papke. No discussion. All aye, motion carried.

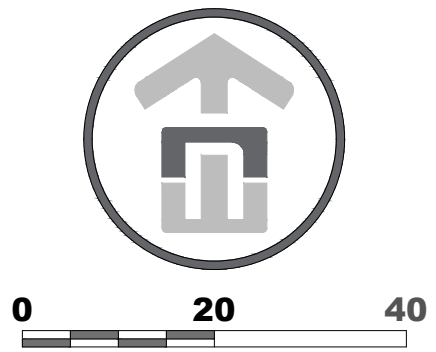
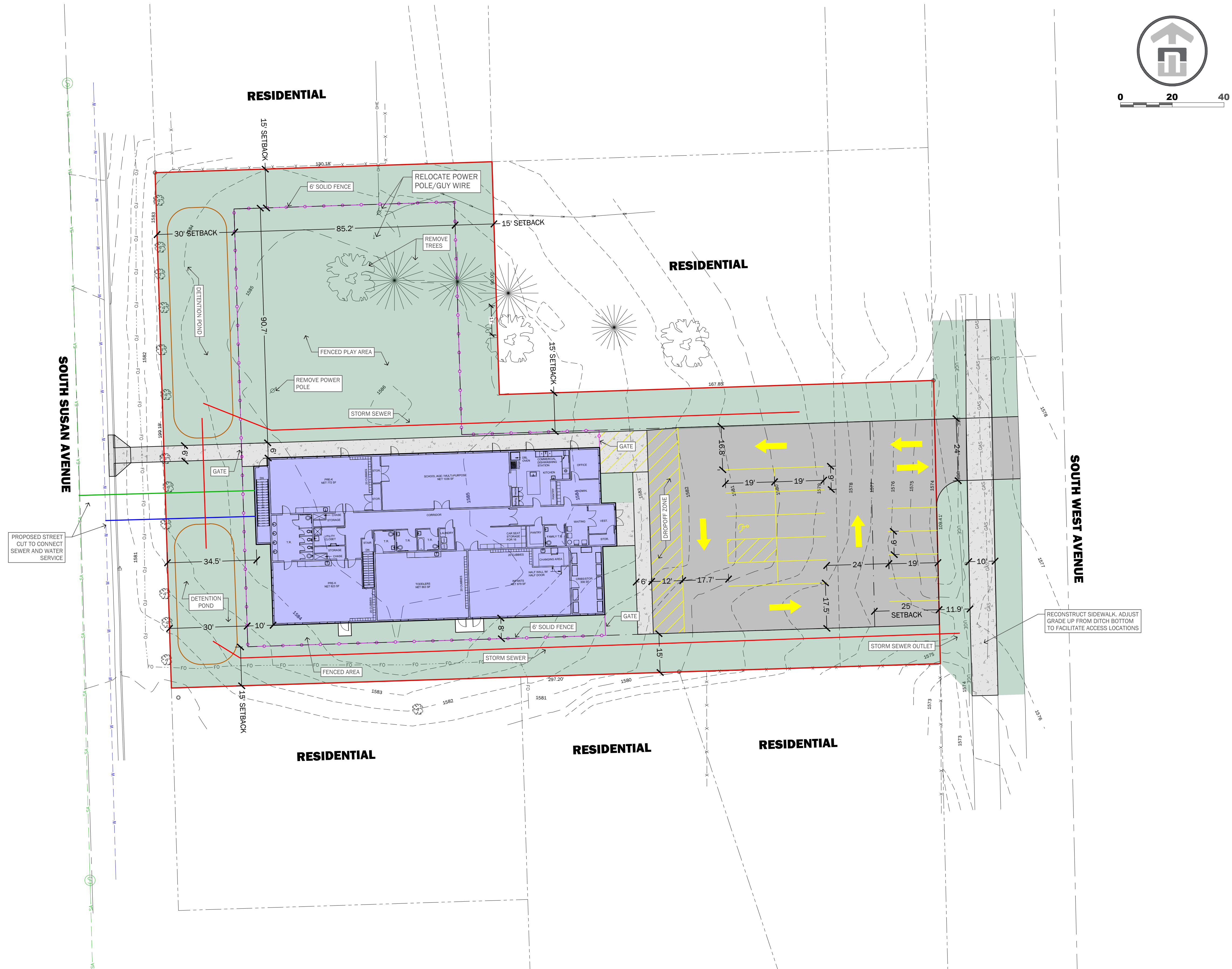
New business. None.

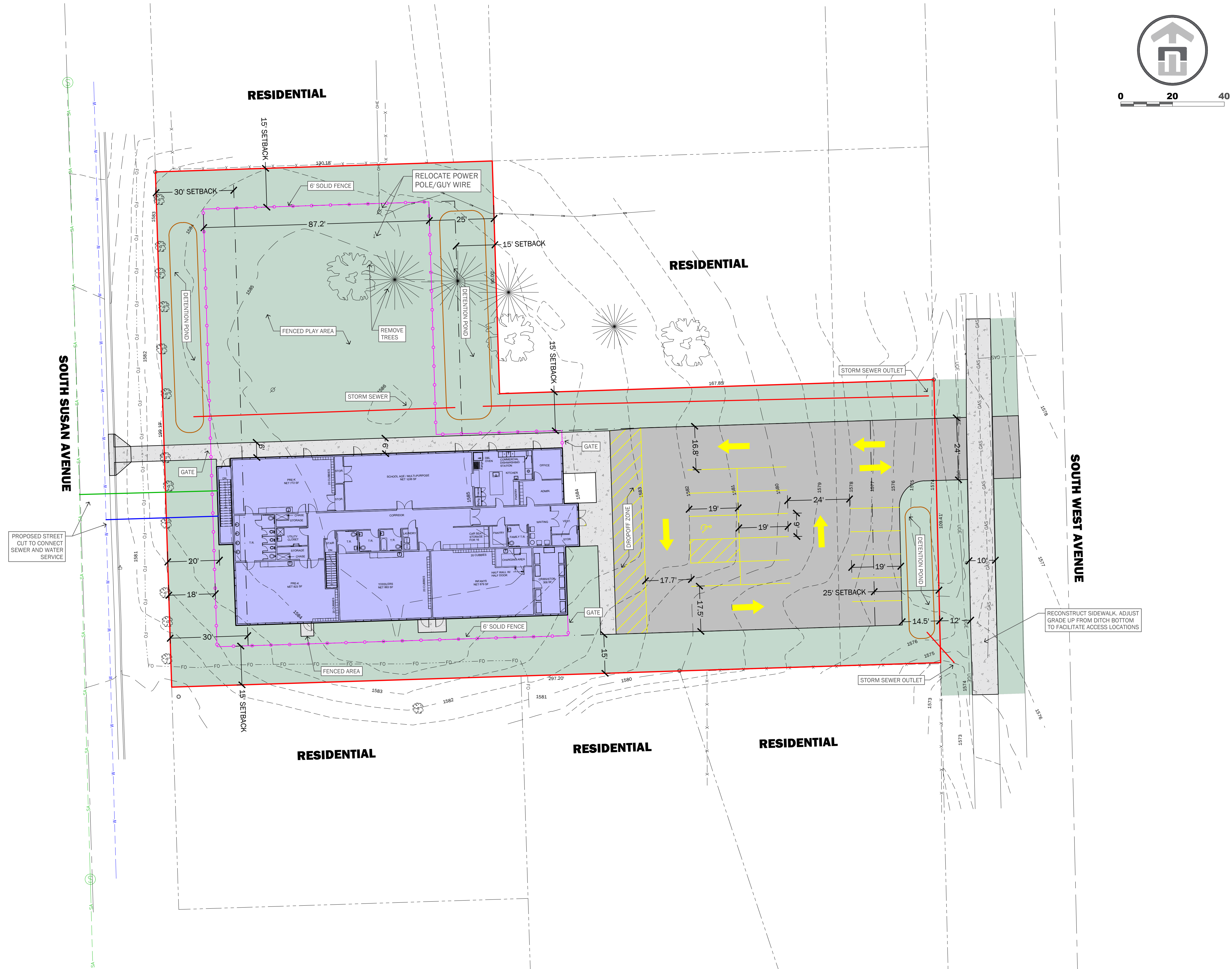
Old business. None.

Adjourn. Motion by Jongewaard to adjourn meeting at 7:25pm, seconded by Masgai. No discussion. All aye, motion carried.

Respectfully submitted,
Tobias Schantz
City Administrator/Finance Officer
City of Crooks, SD

Published: _____
Published once at the approximate cost of: \$ _____





CROOKS DAYCARE CENTER
Crooks, SD

SITE PLAN - OPTION 2

07/27/2023
AV
KN

C400



605.336.6891
605.335.5858 Fax
2307 W. 57th St., Suite 101
Sioux Falls, SD 57108

rsa@rsa-create.com

City of Crooks

Comprehensive Plan 2023 - 2043

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

ACKNOWLEDGMENTS

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

City Council

Mayor: Butch Oseby

Council Members: Mike Harstad, Jana Richardson, Eric Schuette, Allan Beyer

Finance Officer: Tobias Schantz

Planning and Zoning Commission

Chairman: Scott Richardson

Board Members: William Papke, Martha Masgai, Pat Glasford, Todd Hemme,
Kelly Gillespie, Gary Jongewaard

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Chapter 1 - Introduction

Vision

The vision of Crooks is to continue to provide effective public services, maintain and create cost-efficient and effective public infrastructure and provide exceptional public facilities to serve existing and planned residential and non-residential private investments.

This Comprehensive Plan attempts to capture the essence of the vision for the community, and future actions by the City and landowners will mold and change the details of this vision over time, with this Comprehensive Plan as a framework to guide them.

Comprehensive Plan Overview

The Comprehensive Plan provides a framework for specific anticipated 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 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 Crooks ought to involve the public, other governmental agencies, and elected officials throughout the planning and implementation phases.

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

Purpose

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 growth management strategies.
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 real estate and capital investments.
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.

Additionally, there are six supplemental purposes of this document:

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

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...”*

Area of Planning Jurisdiction

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

Appropriate Use of the Comprehensive Plan

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

The Comprehensive Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period, which was not foreseen during the development of this plan. In addition, major economic development or social changes may arise within the planning period. Such significant developments or changes would likely impact many elements of the plan. As land-use decisions arise that deviate from the Comprehensive Plan, the Planning Commission shall recommend to the City Council, which shall adopt a resolution amending the Comprehensive Plan.

Chapter 2 - Community Demographics

This chapter examines aspects of the demographic, social, and economic characteristics of the community. The data in this Chapter comes from the United States Census Bureau, primarily the 2010 and 2020 Decennial. Going forward, Crooks will consider future data sources as they become available to better inform future planning decisions.

Population

According to the 2020 Census, the City of Crooks gained population from 2010 to 2020. Crooks' population was 1,362 in 2020. This was a 93-person increase from 2010 or a population gain of 7.33%. According to Census Bureau, the population has increased since 2010.

Table 2-1: Population History (Source: U.S. Census Bureau)

Year	Population	% Increase	Number Increase
1980	594		
1990	671	+12.96%	+77
2000	859	+28.02%	+188
2010	1,269	+47.73%	+410
2020	1,362	7.33%	+93

General Demography

Crooks experienced a lower growth rate between 2010 and 2020 than Minnehaha County (16.4%) and was lower than the State growth rate of 8.9%. The median age in Crooks is younger than that of the County and the State median. The median income in 2019 in Crooks was \$94,904 which exceeds the Statewide median income. According to the Minnehaha County Assessor's office, the median sale price of houses sold in Crooks in 2020 was just under \$200,000. Given the median household income, this would suggest that homeownership in Crooks is relatively affordable.

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

	Crooks	Minnehaha County	South Dakota
2010 Population	1,269	169,468	814,180
2020 Population	1,362	197,214	886,667
2010-2020 % Change	+7.33%	+16.37%	+8.90%
2019 Median Age	34.8	35.9	37.7
Median Household Income in 2019 Dollars	\$94,904	\$61,968	\$59,533

Age

Between 2010 and 2019, a gain of 19 people in the 55 to 74-year-old age group was the largest increase within any of the defined age cohorts in Crooks. This age cohort is traditionally considered the retirement age group meaning that Crooks should consider adopting policies to bring in people to fill the jobs of the retiring people while keeping them in the community. Crooks also had gains in the 75 and older age range, with an increase of 17 people. The largest population loss was in the 0 to 19 age cohort which shrunk by 20.

Table 2-3: Population by Age (Source: U.S. Census Bureau)

	0-19	20-54	55-74	75 & Over	Total
2010	444	652	161	12	1,269
2019	424	646	180	29	1,279

Assessment of Existing Housing Stock

In 2020, according to the U.S. Census Bureau, there were an estimated 8 vacant housing units in the City of Crooks. Over 98% (98.3%) of Crooks' total housing units were classified as occupied. Such a low vacancy rate indicates a strong commitment of existing residents to stay within the community. However, such a low vacancy rate points to the need for aggressively seeking unique and innovative ways to accommodate additional growth for the future. While overall the occupancy is at 98.3% there is a large difference in the vacancy rates between owned and rented units. In 2018 the homeowner vacancy rate was 1.1% while the renter vacancy rate was 7.7%. It is recommended that the City of Crooks explore options to provide accommodation for additional residents. Partnerships with area developers and state/federal housing programs and/or subsidies should be pursued to handle the need most effectively.

Table 2-5: Occupancy Status of Housing Units (Source: U.S. Census Bureau)

	2019 ACS
	<i>Occupied Units</i>
Owner	402
Renter	39
Total	1,127
	<i>Vacant Units</i>
For Rent	26
For sale	9
Sold, Not Occupied	24
Seasonal Use	26
Other Vacant	34
Total	119

Population Projections

To explore future growth, a forecast of low and high growth rates was used to ensure that the City has sufficient plans in place for future growth scenarios. The Low is based on the change between 2000 and 2020, the High was the rate of change between 2010 and 2020.

Based on projections through the study period the City of Crooks will have a population between 1,455 and 1,866 by the year 2040. Estimating future population numbers helps in planning for community services, recreation, public facilities, and conservation needs to adequately serve residents while retaining the essential community character and natural resources.

Year	Census	Low	High
1980	594		
1990	671		
2000	859		
2010	1,269		
2020	1,362		
2030		1,455	1,614
2040		1,548	1,866

Chapter 3 - Environmental Constraints

This chapter examines the presence of environmental constraints to provide background reference information for City leaders which they may consult when making decisions regarding future development. It should be noted that environmental constraints identified in this Chapter, including wetlands identified on the National Wetland Inventory and flood plains identified by the Federal Emergency Management Agency (FEMA), will present constraints to future development. Some significant natural features/areas exist in the proposed growth area of the City.

Physical Geography

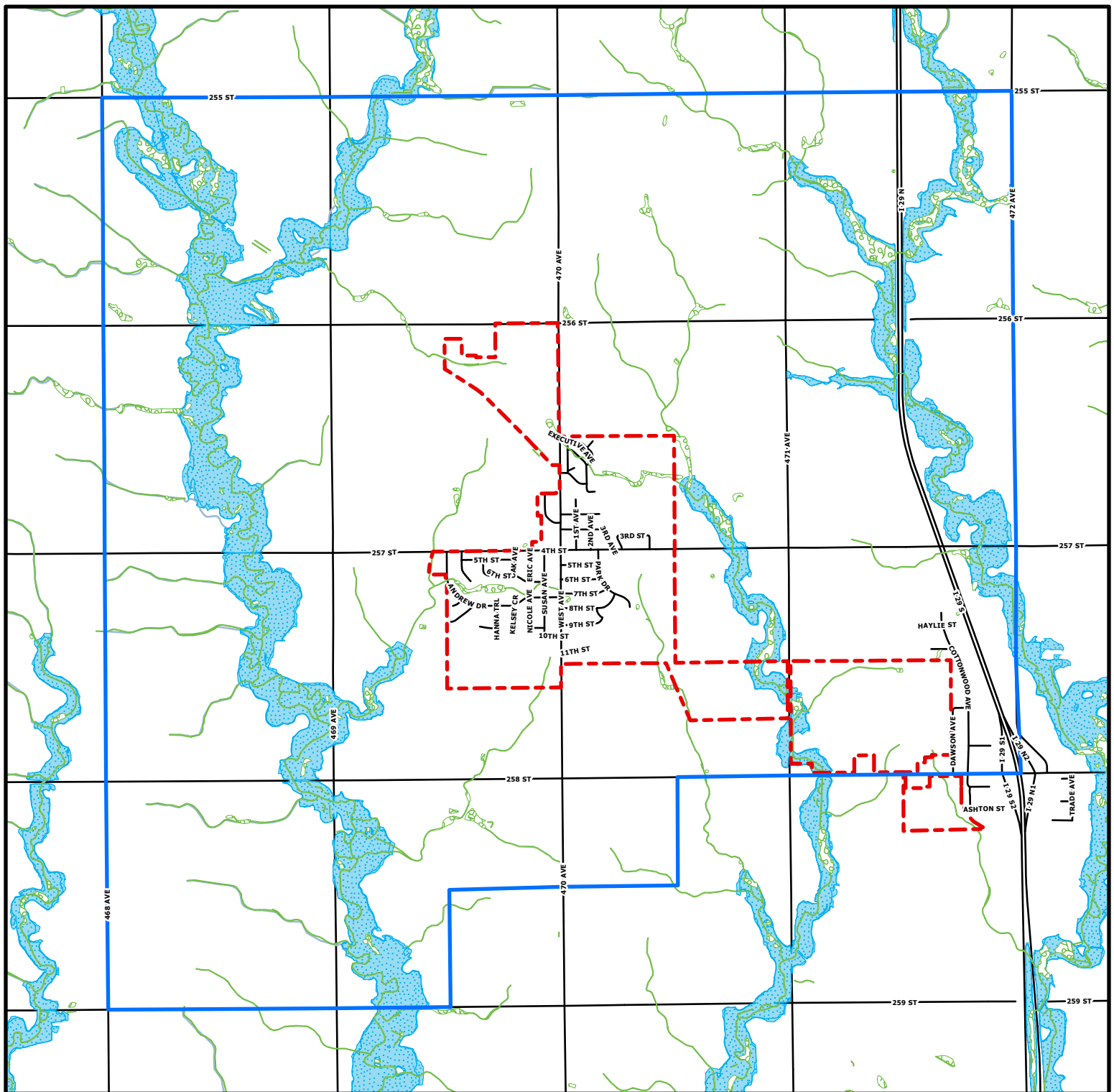
The City of Crooks is located on an upland area approximately one mile west of I-29 and 3 miles north of I-90. The city is about one and one-half miles east of the Willow Creek valley. The study area lies centered between the Big Sioux River and Skunk Creek valleys. The terrain of the study area encompasses gentle slopes throughout. Within current city limits, the elevation change is quite small with the highest area being in the north of the city at 1,600 feet above sea level and the lowest being 1,540 feet above sea level on the west side of the city in the drainage wetland in the Sunset Addition.

Floodplains

Floodplains are areas adjacent to creeks, rivers, and lakes that are subject to periodic inundation. This inundation can be caused by rapid snowmelt, heavy rain, or a combination of both. Any development in floodplain or floodways, also known as special flood hazard zones, needs to be carefully considered so as not to increase the duration or extent of a potential flood event. FEMA has identified areas of special flood hazard in areas outside of current city limits but within the planning area. It is important to note that the floodplain depicted in Figure 3-1 is the preliminary updated extent as released from FEMA in 2019. Though this data is not what is currently adopted it is important to show the most up-to-date information to protect residents in the future. The preliminary floodplains of the Crooks area are shown in **Figure 3-1**.

Wetlands

The *National Wetlands Inventory* was used to identify the general location of wetlands. These are considered areas of high constraint and importance because of their value for habitat, groundwater recharge, and surface water storage and filtration. They are generally regulated by State and Federal agencies. These natural resources provide several functions that are important to the health and welfare of the community. The wetlands of the Crooks area are shown in **Figure 3-1**.









-  Wetlands
-  Potential Floodplain
-  Rivers
-  Crooks City Boundary
-  Study Area
-  Roads

Figure 3-1
Environmental Constraints
Crooks Comprehensive Plan



0 1,500 3,000 7 6,000
 US Feet



Chapter 4 – Schools, Parks, and Open Space

Current and Future School Needs

District and Enrollment

The City of Crooks lies in the Tri-Valley School District. The Tri-Valley School District covers approximately 148 square miles in Minnehaha County and includes the cities of Crooks and Colton. The fall enrollment for the 2020-2021 school year is 980 students. The Tri-Valley School District includes one High School, housing grades 9 through 12; one Middle School housing grades 7 through 8; and one elementary school serving Kindergarten through 6th grade. According to fall enrollment data from the South Dakota Department of Education, K-12 enrollment in the district has increased by 142 students since 2010. The District is currently at its highest enrollment in recent years and has been steadily increasing since 2010.

Table 4-1 School District Enrollment 2010-2020

Year	Enrollment	Percent Increase	Number Increase
2010	838		
2011	808	-3.57%	-30
2012	829	+2.60%	+21
2013	803	-3.14%	-26
2014	843	+4.98%	+40
2015	892	+5.81%	+49
2016	900	+0.90%	+8
2017	916	+1.78%	+16
2018	964	+5.24%	+48
2019	956	-0.83%	-8
2020	980	+2.51%	+24

The Tri-Valley School District anticipates that enrollment numbers will continue to increase over the next five to ten years. The school district is currently in the process of building the Tri-Valley Early Learning Center in the City of Crooks, near the Community Center. The school district is anticipating the need for additional facilities as well and they have a Facilities Task Force working to prepare a recommendation to the school board. Should expansion take place the district owns additional land in Crooks as well as at the rural campus so the acquisition of more land would not necessarily need to happen.

Current and Future Park Needs

Parks and Open Space are important elements in the quality of life in Crooks. The city has developed parks and a recreational system that includes neighborhood and community parks and a network of trails. As plans are made to build, expand, or relocate public facilities, they should be done in conjunction with the Comprehensive Plan, Park Master Plan, and the Capital Improvements Plan. **Figure 4-1** presents the Current Parks and Open Space.

A master trails plan was adopted in 2018. This plan outlines the desire to develop future trails along major drainages as well as create side-path loops along future arterials. The development of the trail system would have the dual purpose of creating recreational and alternative transportation options throughout the city and preserving land to be used as a “green” drainage system. The current and future trails in Crooks can be found in **Figure 4-1**.

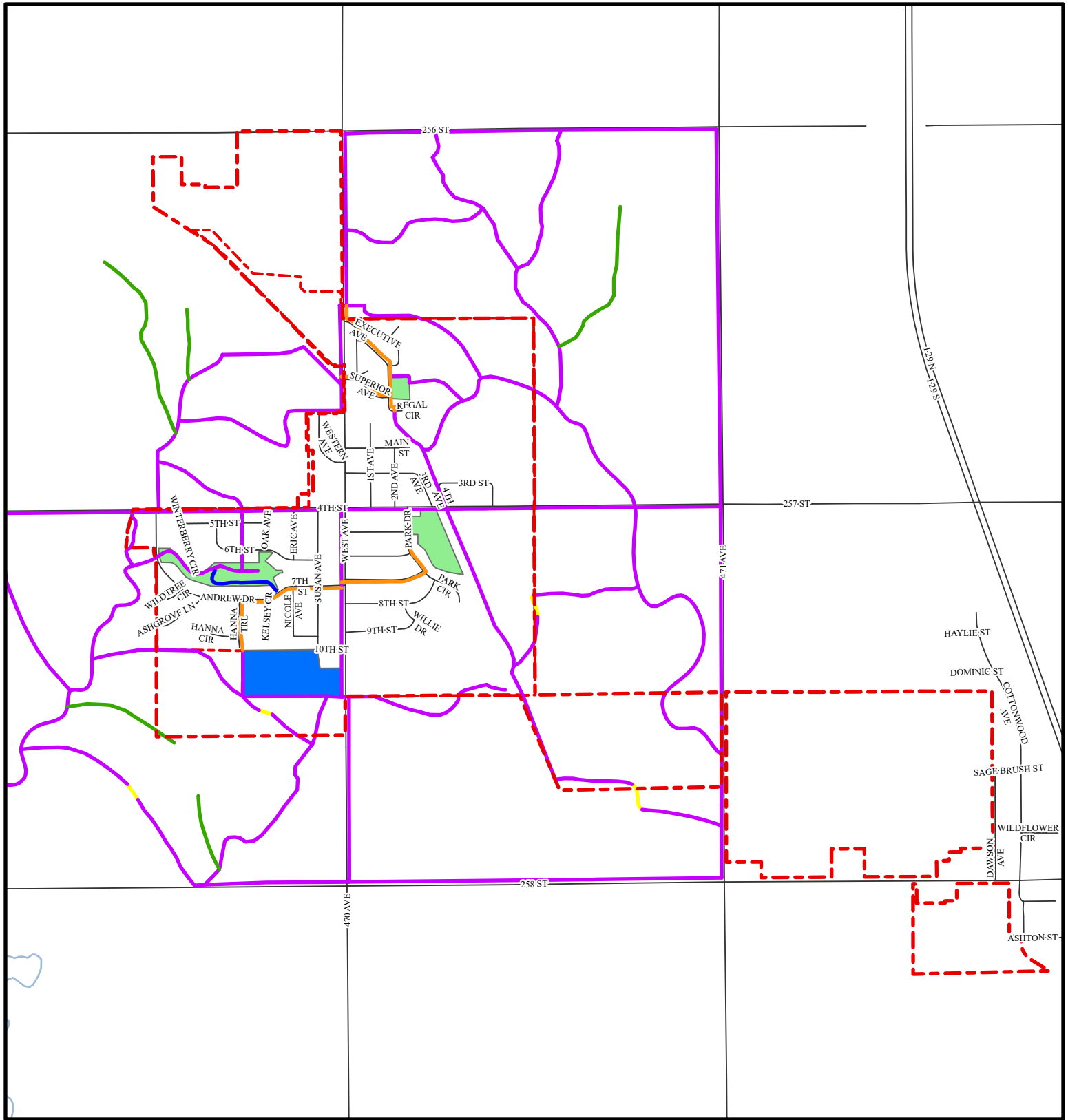
Neighborhood parks are generally between five and ten acres in size. The effective service area of neighborhood parks is one mile, depending on location, facilities, and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to playing fields, parking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

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

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

The parks and open spaces on the Current and Land Use Plan 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 a reasonable cost and in proper locations, parkland acquisition must take place prior to residential development. Integration of park and school sites will likewise be feasible only if the land acquisition occurs well ahead of residential development. Potential areas for future cooperative efforts should continue to be explored with other public entities.



Legend

Trail System

- Existing
- Main Trail
- Secondary
- Sidewalk
- Connection
- Future School Site
- Parks and Open Space
- - - Crooks City Boundary

Figure 4-1
Current Parks
and Open Space
Crooks Comprehensive Plan

0 1,000 2,000 4,000
 10 US Feet



Chapter 5 - Infrastructure Assessment

Infrastructure is critical to the City's continued growth and development. This Chapter is intended to provide a general overview of the existing transportation, water and wastewater systems. The City also recognizes that planning for the rebuilding and enhancement of systems in existing parts of the City is as critical as planning for the expansion of systems. The City has and will continue to undertake engineering studies for its infrastructure systems which contain far more detailed information including costs and proposed construction improvements. Completed studies are available for public review in the office of the Finance Officer.

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 based on access to major streets and highways. Without consideration for adequate capacity or maintenance, the transportation system cannot adequately accommodate development.

Arterial Streets

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

Collector streets are designed to provide connectivity between arterials. They allow local traffic an access onto the arterial system.

Local Streets

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.

Figure 5-1 presents the Major Street Plan that has been developed as a part of the Comprehensive Plan.

Water System

The City purchases bulk water from the Minnehaha Community Water Corporation. The city utilizes a 100,000 gallon water tower. A 5-inch line connects the Minnehaha Community Water Corporation to the City water distribution system.

DGR Engineering completed a Preliminary Engineering Study for Infrastructure Improvements for the City in September 2021. The intent of the study was to evaluate the current infrastructure of the City and to examine the future needs of the City. The City's existing water tower does not meet the current demands of the population and the current storage volume is not adequate for the existing population. The effective storage required based on the current population should be approximately 140,000 gallons. Because the population of the City is expected to steadily increase over the next 20 years, the water storage needs are expected to increase within the City. The City will prioritize improving the City's water system to meet the needs of the current and future population. Currently, the City is planning to construct a new water tower and is gathering information on replacing the current water and sewer infrastructure within the central parts of Crooks.

Wastewater System

The City's wastewater collection system has a central area with 13,900 feet of vitrified clay pipe (VCP) constructed prior to 1970, of which 1,250 linear feet have been cured-in-place pipe (CIPP) lined in recent years. Other growth areas have been constructed using polyvinyl chloride (PVC) sanitary sewer main, now totaling approximately 25,600 linear feet.

The City's wastewater treatment facility is located ½ mile to the west of the southern portion of the City. Prior to 1988, the City had a one cell stabilization pond located near where the Main Lift Station is currently located. In 1988, the Main Lift Station, force main, and a three cell stabilization pond system to the west ½ mile were constructed. In 2008, three additional cells were constructed north of the initial three cells. The 1988 cells 1-3 all have a storage depth of 3'. While the 2008 cells 1B, 2B, and 3B have storage depths of 3', 4', and 6' respectively.

The Palmira Lift Station, located directly east of Regal Drive. and Superior Avenue intersection, was installed in the early 1970's and serves homes in the northeast portion of the City. The Palmira Lift Station has a wet well with two submersible pumps, a control building, and a back-up generator. It does not have a trash basket nor a lifting crane. The lift station pumps through a 6" force main under the railroad to the intersection of Second Avenue and Main Street. The current capacity of the Palmira Lift Station is 146gpm.

The Main Lift Station, constructed in 1988, serves all the collection system and pumps to the existing 6 cell stabilization pond wastewater treatment system located west of the City. The Main Lift Station is a duplex wet well with exterior buried gate valves, ball check valves inside the wet well, and a back-up generator. It does not have a trash basket nor a crane or winch to aid in pump removal. The current capacity of the Main Lift Station is 189gpm. The Main Lift Station is slightly undersized to fit the needs of the current population.

Natural Gas System

The City operates a municipally owned natural gas system. Service is provided to the City of Crooks, Renner, and surrounding areas, with a total of over 850 gas services. The natural gas system is self-sustaining and has shown a profit for the City.

Building Facilities

The City received a Community Development Block Grant for assistance in constructing a 6,400 square foot community center. The Community Center was completed in 2003 and the Crooks Finance Office was relocated to the Community Center in 2008. A maintenance shed was constructed in 2006 to store City vehicles and equipment.

Police Department

The City contracts with the Minnehaha County Sheriff's Department for police protection. The Sheriff's Department patrols 25 hours per week within the corporate limits as well as responding to 911 emergency calls.

Fire Department

The Crooks Volunteer Fire Department serves the City, Benton Township and part of Lyons Township. In the past three years, the Department has averaged 87 calls per year. Equipment is stored in a four bay station with meeting rooms, a kitchen, and bathroom facilities. The facility, constructed in 2005, is centrally located within the community and is adequate for the amount of equipment stored in the facility. In recent years, the Fire Department has been able to utilize grants to purchase a new tanker, rescue unit, brush truck, and update gear. Crooks has committed to a \$15,000 grant per annum for the capital replacement of new tankers, rescue units, brush trucks, and other gear.

Chapter 6 – 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.

Land Use

Zoning changes to allow multi-family 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 older neighborhoods' needs and have minimal impact on adjacent properties.

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.

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. In addition, the City has a designated code enforcement official and a designated officials for commercial and residential builds. The City strives to ensure compliance with applicable regulations to best protect the health, safety, and development of Crooks.

Special Programs

A public program geared towards neighborhood conservation areas can be implemented, utilizing volunteers, city personnel and equipment to help maintain environmental conditions and provide assistance in cleaning up targeted older residential areas.

Chapter 7 - Land Use Plan

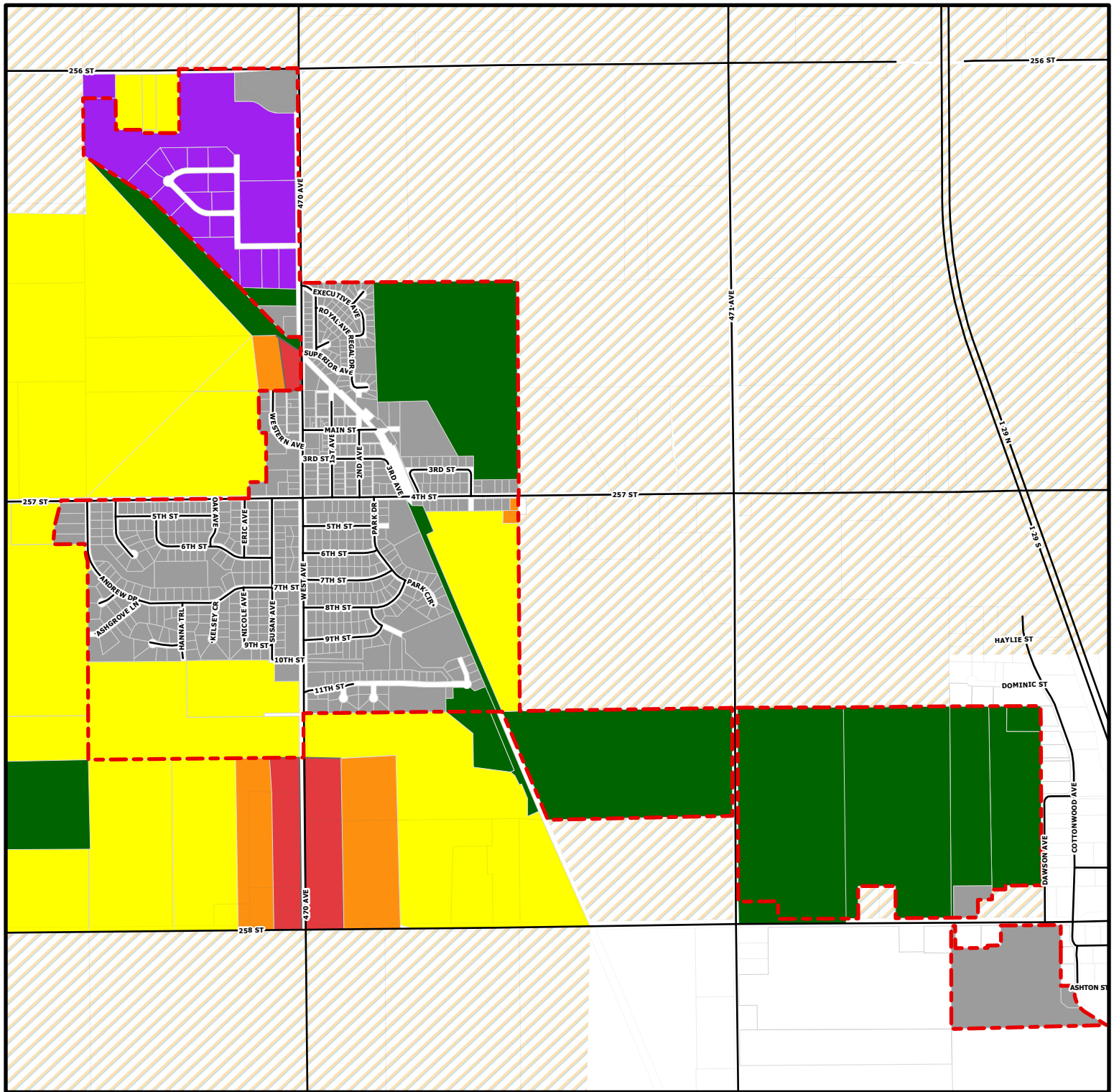
Land use is the most important element of the Crooks Comprehensive Plan. It addresses the location, type, and density of land uses throughout the City. From established goals, land use planning policies are developed that will be used to guide the physical development of the City (including zoning decisions). Without the community's goals, objectives, and policies regarding land use, future development of Crooks would be left to chance and could potentially lead to property devaluation, inadequate public facilities and services, aging and deficient infrastructure, economic stagnation, and unmanageable local conditions.

Existing Land Use

Current land uses have been grouped into eight categories for the City:

1. Industrial: Includes manufacturing, warehouses, and other similar uses.
2. Commercial: Includes retail businesses, offices, etc.
3. Single-Family Residential: Includes single-family residences, duplexes, twin homes, and all manufactured housing outside of manufactured home parks.
4. Multi-Family Residential: Includes all apartments.
5. Manufactured Housing: Manufactured homes within manufactured home parks.
6. Institutional: Includes schools, libraries, churches, government offices, and similar uses.
7. Parks and Open Space: 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. Vacant: Includes land not yet developed for one of the other seven uses. Also included are areas that provide farming and agriculturally related uses.

Crooks contains approximately 864 acres excluding street right of ways. The map in Figure 6-1 is a physical land use inventory that was prepared by SECOG in 2022. Table 6-1 contains the estimated area in each land use category. The primary purpose of this map is to illustrate the overall pattern of development in the City.



Legend

FUTURE LAND USE

- COMMERCIAL
- CURRENT LAND USE
- INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL
- NATURAL RESOURCE CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- URBAN RESERVE

OTHER FEATURES

- ROADS
- CITY LIMITS

Figure 6-2
Future Land Use Map
Crooks Comprehensive Plan



0 1,000 2,000 4,000
 US Feet



Table 6-1: Area by Land Use (2023)

	<u>Acres</u>	<u>% Total</u>
Single-Family Residential	200.4	21.1%
Multi-Family Residential	0.0	0.0%
Manufactured Housing	0.0	0.0%
Institutional	23.1	2.4%
Commercial	8.3	0.9%
Industrial	48.5	5.1%
Park/Open Space	36.2	3.8%
Vacant	635.5	66.7%
Total Acres	952.0	100%

Land Use Plan Map

The Future Land Use map (see Figure 6-2) shows the preferred land use for all property in Crooks. Further, this map lays the foundation for land use controls that are used by the City to implement the Comprehensive Plan. A review of the population projections and land use consumption needs should be reviewed every five years to ensure enough land is available for anticipated land use needs. The estimated land area contained in each category is shown in Table 6-2.

Table 6-2: Anticipated Land Use Calculations

	<u>Acres</u>	<u>% Total</u>
Current Land Use	343.4	4.0%
Residential-Single Family	700.6	8.2%
Residential- Multiple Family	59.5	0.7%
Manufactured Housing	0.0	0.0%
Commercial	48.0	0.6%
Industrial	90.3	1.1%
Institutional	0.0	0.0%
Park/Open Space	7,285.8	85.4%
Total Acres	8,527.6	100%

Land Use Categories

The Land Use Plan seeks to balance the needs and desires of Crooks residents, employees, and business owners. The Comprehensive Plan uses the following categories to define the preferred physical development of Crooks:

- Residential
- Commercial
- Industrial
- Park/Open Space

The following sections are intended to provide a general explanation of the goals and policies for each of these land use categories.

Residential

Crooks' vision seeks to offer housing opportunities to residents in all stages of life. To achieve its vision, the City desires to establish a variety of residential land uses.

Goals for Residential

The City of Crooks seeks to achieve the following goals through the implementation of the land use plan for Residential:

1. Provide a variety of housing types that allow people to live in Crooks at any stage in their life.
2. Facilitate the location, character, and phasing of residential growth and development.
3. Address the density, affordability, and type requirements for housing.

Policies for Residential

Implementation of the land use plan for Residential will be guided by the following policies:

1. Encourage a mixture of housing whenever possible.
2. Encourage future residential development to address the need for affordable housing.
3. Integrate Residential with park, trail, and open space features.

Commercial

Commercial uses should be concentrated where access and visibility are good. Some examples of businesses that fall into the Commercial category include personal services, child care facilities,

dental and medical offices, business services, grocery stores, general merchandise stores, gas stations, and restaurants.

Goals for Commercial

The City of Crooks seeks to achieve the following goals through the implementation of the land use plan for Commercial:

1. Provide attractive, inviting, quality retail shopping and commercial services that are convenient to existing and future Crooks residents, employees, and visitors.
2. Provide a wide range of goods and services for Crooks residents and visitors.

Policies for Commercial

Implementation of the land use plan for Commercial will be guided by the following policies:

1. Ensure convenient access to roadways and buffer impacts on existing and future residential land use.
2. Require development of neighborhood convenience uses to be part of a planned development approach.

Industrial

Generally, uses that are intended to be accommodated in areas termed Industrial include: business, industrial, or technology parks; warehousing; limited and general manufacturing; light and heavy industry; and wholesale businesses.

Goals for Industrial

The City of Crooks seeks to achieve the following goals through the implementation of the land use plan for Industrial:

1. Provide diverse employment opportunities for current and future Crooks residents.
2. Retain existing businesses and allow for expansion opportunities.
3. Create opportunities for high-quality development at appropriate locations in Crooks.
4. Provide attractive, inviting, quality industrial services that are convenient to existing and future Crooks residents, employees, and visitors.

Policies for Industrial

Implementation of the land use plan for Industrial will be guided by the following policies:

1. Provide well-planned office/business park areas close to amenities for business/industrial development to attract high quality businesses.
2. Guide high profile business development to major intersections along the highway or gateways into the community.
3. Facilitate development of a business or industrial park on remaining vacant commercial and industrial land.
4. Discourage development of heavy industrial uses next to residential uses.

Park/Open Space

New neighborhood parks will be established in conjunction with residential development. A system of greenways will be developed to connect community park facilities and other open spaces. Greenways may also serve as a continuous trail corridor.

Goals for Park/Open Space

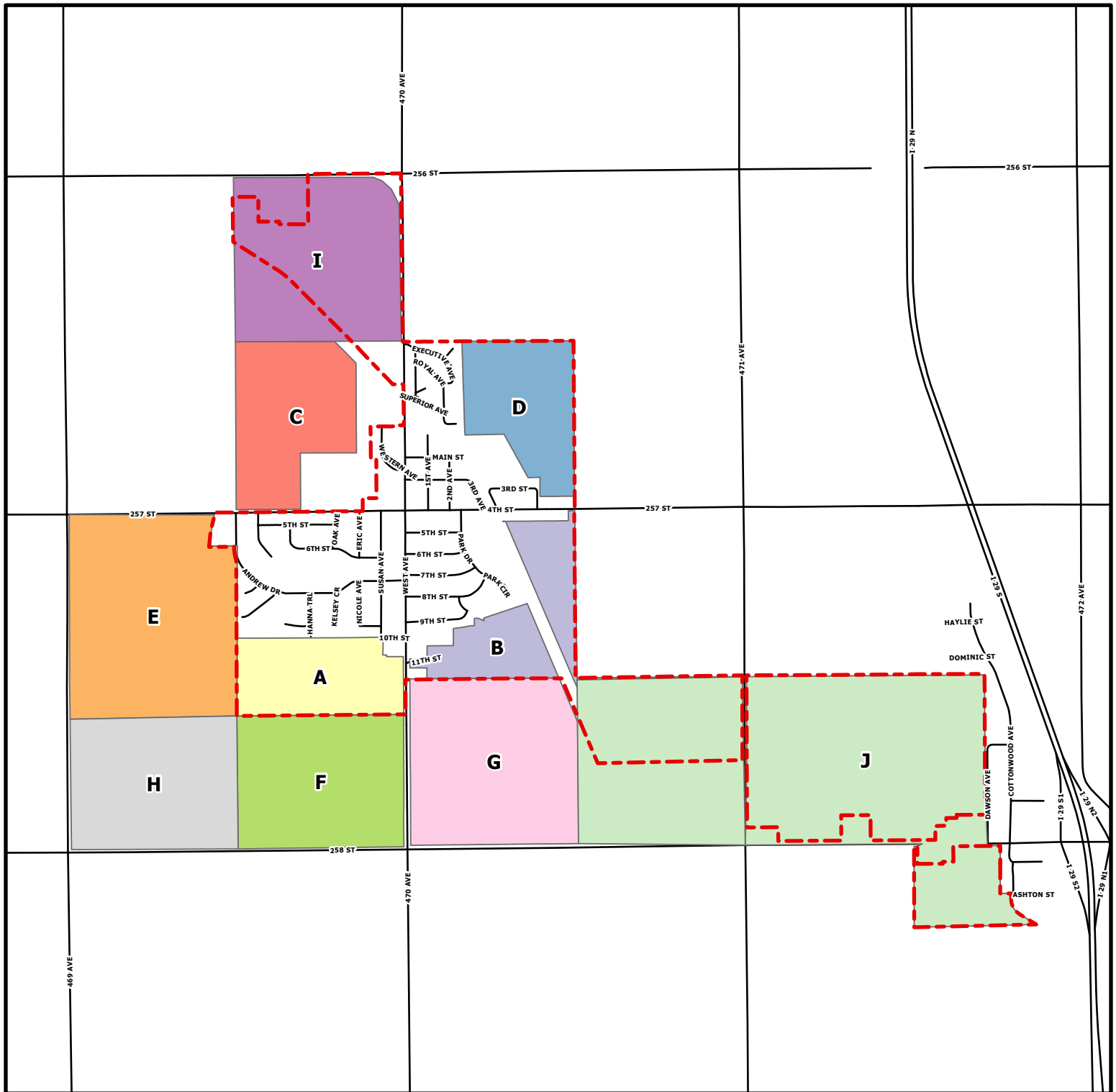
The City of Crooks seeks to achieve the following goals through the implementation of the land use plan for Park/Open Space:

1. Create a connected system of parks, trails, and open spaces that respond to the needs of current and future residents.
2. Maximize the use and efficiency of funds for the continued maintenance, development, and expansion of existing and future parkland.

Policies for Park/Open Space

Implementation of the land use plan for Park/Open Space will be guided by the following policies:

1. Accept cash contribution for continued development and improvement to the park system.



Growth Areas

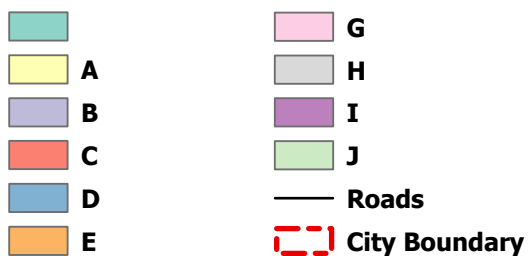


Figure 6-3
Growth Areas
Crooks Comprehensive Plan



0 1,250 2,500 5,000
 US Feet



Chapter 8 – 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 water and wastewater facilities. The following analysis is intended to provide the City of Crooks and Minnehaha County with a guide to land use decisions and direct implementation through subdivision and zoning regulations. **Figure 6-3** illustrates all growth areas by the letters indicated.

The City of Crooks sewer system consists of four lift stations: Palmira Lift Station, Sunset Lift Station, Eastside Lift Station, and the Main Lift Station. Each lift station has a backup generator for emergency power.

The Palmira Lift Station was installed in the early 1970s and serves all properties north of Main Street and northeast of BNSF Railroad. The lift station is located directly east of Regal Drive and Superior Avenue intersection near Palmira Park. The lift station pumps through a 6” force main under the railroad to the collection system at the intersection of Second Avenue and Main Street. Calibrations from 2017 determined a capacity of 146 gpm.

The Sunset Lift Station is on the east side of Andrew Drive approximately 800’ south of 4th Street. This lift station was constructed in 1988 and served as the main lift station prior to the construction of a new lift station in 2022. The force main is intercepted by gravity near Meadow Street dead end where it is directed to the new Main Lift Station. The lift station has overflowed in recent years during wet weather events. The current capacity is 189 gpm, which is less than the peak hourly wet weather (PHWW) flow for the sewer basin. If backups continue to occur, the abandonment of this lift station will need to be expedited.

The Eastside Lift Station is currently under construction and will be completed in the near future. The lift station has a wet well with two submersible pumps and a separate valve vault and control building. The force main pumps north and west and discharges into the gravity system near 11th Street and Reese Circle intersections. The service area is generally south of 9th Street and east of West Avenue.

The Main Lift Station was completed in 2022 and is operational. The lift station is located west of town along 469th Avenue and approximately 1,000 feet south of the lagoon treatment site. It has a wet well with two submersible pumps and a separate valve vault and control building that includes a magnetic flow meter that will be used to monitor the total flow within the collection system as all flow is routed through this station.

It is anticipated that population and development growth for the City of Crooks will continue to grow. The City will need to examine their current wastewater treatment facilities when their new permit is received in 2024 to determine what options are available to meet the current and future effluent requirements.

Growth Area A

- Water and sewer is readily available by an extension from the existing systems.

Growth Area B

- Water and sewer is readily available by an extension from the existing systems.
- A small stream flows along the railroad tracks and into the southern portion of the growth area.
- Encourage the development of greenways along natural drainage routes.

Growth Area C

- The southwest section of the growth area can be serviced by the existing gravity flow system. As development proceeds north, a lift station may be required.

Growth Area D

- Water and sewer is readily available by an extension from the existing systems.
- Wetlands through the center of this growth area will create difficulties for development. The eastern edge of the growth area borders a potential floodplain.

Growth Area E

- Area could be serviced by an extension of the utilities in Growth Area A.
- City lagoons are located just west of the growth boundary and could present some limitations on development in this area.
- Potential floodplains and wetlands are present within the growth area, which could cause a challenge to future development within the growth area.

Growth Area F

- Recommend on-site investigations prior to any development.
- Encourage the development of greenways along natural drainage routes.
- Minor wetlands are present within the growth area, which may cause a challenge to future development within the growth area.

Growth Area G

- Recommend on-site investigations prior to development.
- The western portion of this growth area is designated as the proposed gateway corridor, an arterial status roadway with the dual intent to move traffic efficiently. The intent of this corridor is to provide an entrance to the City of Crooks that promotes economic sustainability of the community and offers a positive image.
- Encourage the development of greenways along natural drainage routes.

Growth Area H

- Recommend on-site investigations prior to development.
- Encourage the development of greenways along natural drainage routes.
- Wetlands and potential floodplains are present within the growth area, which could cause a challenge to future development within the growth area.

Growth Area I

- Recommend on-site investigations prior to development.

Growth Area J

- Recommend on-site investigations prior to development.
- Wetlands and potential floodplains are present within the growth area, which could cause a challenge to future development within the growth area.

Chapter 9 – Planning Policy Framework

Crooks 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. 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 Crooks' growth management.

Growth Management Strategy

The following goals, objectives, 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, objectives, and policies provide direction for the future planning and city activities for Crooks and the contiguous planning area.

Goal 1. Encourage Development and Redevelopment within Existing City Limit Area

Objective 1. Allow development within existing sanitary sewer basins as detailed by the future land use map.

Policy 1. Determine growth areas most accessible to sewer hookups.

Policy 2. Discourage growth in areas not suitable for hookups.

Policy 3. Develop proper drainage as existing area develops with a mix of open space and proper site planning.

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 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.

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

Policy 1. Protect historic dwellings and other architecturally significant buildings from incompatible development.

Policy 2. Encourage the rehabilitation and reuse for the redevelopment of historic buildings.

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 as outlined in this Comprehensive Plan.

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 as development dictates.

Policy 1. Consider constructing a collector along the southern boundary of Growth Area A, beginning at West Avenue and running west to 469th Avenue.

Policy 2. Consider constructing a collector running east to west through Growth Area C.

Policy 3. Consider constructing a collector on the east boundary of Growth Area B beginning at Fourth Street and running south through Growth Area G and eventually intersecting with 258th Street. Careful consideration should be taken when intersecting the railroad.

Policy 4. Consider constructing a collector from the western boundary of Growth Area C south to 257th Street.

Policy 5. Consider paving 469th Avenue from 257th Street to 258th Street.

Policy 6. Consider paving 4th Street east to city limits.

Objective 2. Minimize ingress and egress onto major roadways.

Policy 1. Utilize access points off of secondary roads whenever feasible so as to alleviate congestion from heavily traveled roads.

Policy 2. Utilize shared entrances for businesses along West Avenue whenever feasible to reduce the number of access points.

Goal 4. Improve Community Services for All Residents of Crooks

Objective 1. Improve public services and buildings.

Policy 1. Identify future facility needs of the city.

Objective 2. Improve park and recreation opportunities for citizens.

Policy 1. Develop a bike trail system to ease pedestrian and auto conflicts.

Policy 2. Develop a linear park system along natural drainage ways.

Policy 3. Increase the number of youth activities offered by the city.

Policy 4. Promote the planting of trees within city limits.

Goal 5. Preserve the Function and Character of Rural Areas

Objective 1. Encourage agriculture to remain the dominant land use activity within agriculturally zoned areas.

Policy 1. Only agricultural uses will be allowed in Crooks' agricultural zones; strongly discourage single-family residential as a permitted use.

Objective 2. Discourage scattered residential, commercial, or industrial developments.

Policy 1. Work with Minnehaha County to ensure all proposed development within the City's Growth Areas are annexed and serviced with municipal utilities.

Chapter 10 – Planning Strategy

The City of Crooks 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 Planning Commission and the City Council and are the basis for enforcement of Crooks' zoning and subdivision ordinances.

Goal 1. Ensure the Health and Safety of Citizens

Objective 1. Separate structures for health and safety.

Policy 1. Require all buildings meet minimum fire resistance standards through either a separation requirement or building code standard.

Policy 2. Ensure buildings and structures do not encroach on residential building airspace.

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

Policy 1. Require that the City's consulting engineer reviews the utility plans before a plat is approved.

Policy 2. Review the lot and block designs based upon subdivision design standards.

Objective 3. All streets need adequate visibility at intersections and driveways.

Policy 1. Ensure adequate visibility at intersections and driveways by ensuring structures and other objects do not obstruct the view of the intersecting traffic.

Objective 4. Design major streets to emphasize mobility, safety, and adequate off-street parking.

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.

Policy 3. Limit the number of stop signs or stop lights to maintain an even traffic flow.

Policy 4. Ensure single-family developments and other low intensity

uses have driveway access off local or collector streets and not off major arterial streets.

Goal 2. Protect Natural Resources

Objective 1. Retain runoff with open natural drainage systems.

Policy 1. Utilize open space such as parks or backyards to help naturally drain new developments.

Policy 2. Complete drainage basin plans ahead of development.

Objective 2. Create greenways and linear open spaces within floodplain areas.

Policy 1. Maintain floodplains for open space, recreation areas, and bike path opportunities.

Policy 2. Do not allow development to encroach upon a floodplain.

Objective 3. Design around significant wetlands.

Policy 1. Preserve wetland areas as part of drainage systems and park systems where possible.

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

Policy 1. Do not allow high intensity development into the floodplain conservation district.

Policy 2. Require further investigation for new development to occur in areas with severe soils.

Goal 3. Enhance the Visual Quality of the Community

Objective 1. Separate heavy industrial and residential uses.

Policy 1. Do not allow single-family residential housing areas to infringe current and future industrial developments.

Policy 2. Require the use of berms, fences, and additional setbacks as measures to create an appropriate transition to single-family uses.

Policy 3. Encourage the separation of heavy industrial and single-family residential uses by using multi-family housing as a buffer zone.

- Objective 2. Soften the look of all uses to enhance the community's image as an attractive place.
- Policy 1. Institute appropriate landscape regulations for all uses including landscaped front yard setbacks and parking lot landscaping.
 - Policy 2. Encourage development to comply with the land use location and design criteria located in Appendix 1.
 - Policy 3. Front and rear yard setbacks will provide reasonable separation for residential living.
- Objective 3. Create a transition from commercial to residential areas.
- Policy 1. Require the use of berms, fences, and additional setback as measures to create an appropriate transition to single-family uses.
- Objective 4. Encourage the appropriate siting and concentration of uses and structures that can clutter the landscape.
- Policy 1. Create a manufactured housing zoning district regulation to create separation and buffering from incompatible housing units.
 - Policy 2. Add telecommunication tower regulations to ensure the appropriate placement and mitigate negative visual features.
 - Policy 3. Allow appropriate fences that do not obscure peoples view.
 - Policy 4. Allow signs of an appropriate size relative to the lot size and limit the number.
 - Policy 5. Allow accessory buildings in a rear yard location with appropriate setbacks.
 - Policy 6. Require the appropriate siting of adult uses.
 - Policy 7. Allow home occupations that do not disturb the residential nature of the area.