

# *Beresford*

## *Comprehensive Plan 2035*

*Prepared by the South Eastern Council of Governments at the direction  
of the Planning Commission and City Council of Beresford, 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 Beresford. Through the preparation and adoption of this document, the governing officials of Beresford have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

### **Mayor and City Council**

Mayor: Nathan Anderson

City Council: Troy Boone, Steve Cain, Teresa Sveeggen, Art Schott, Gerald Dahlin, Tom Erickson

### **Planning Commission**

Chairman: Larry Bork

Board Members: Mike (Chet) Borah, Lenny Hofer, Brad Muller, Stan Peterson

### **City Staff**

City Administrator: Jerry Zeimetz

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

# TABLE OF CONTENTS

Chapter 1: Introduction .....1

Chapter 2: Community Demographics .....3

Chapter 3: Environmental Constraints.....7

Chapter 4: Infrastructure Assessment .....9

Chapter 5: Schools, Parks and Open Space .....13

Chapter 6: Land Use Plan .....17

Chapter 7: Growth Area Analysis.....24

Chapter 8: Planning Policy Framework.....27

Chapter 9: Plan Implementation .....32

## *Chapter 1 - Introduction*

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### **Vision**

The vision for Beresford 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 land owners 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 Beresford ought to involve the public, other governmental agencies and elected officials throughout the planning and implementation phases.

The Beresford City Council has adopted this document in accordance with state law. In developing this Comprehensive Plan, the Beresford Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning Commission and City Council meetings and public hearings. This Comprehensive Plan is intended to guide the City of Beresford in its implementation of zoning regulations, subdivision regulations, capital improvements 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 the area of 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 Beresford shall, under South Dakota statutes, have the authority to control development within the corporate limits of Beresford.

### **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.

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 were 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***

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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 Census. Going forward, Beresford will consider future data sources as they become available to better inform future planning decisions.

### **Population**

According to the 2010 Census, the City of Beresford lost population from 2000 to 2010. Beresford's population was 2,005 in 2010. This was a 1-person decrease from 2000, or a population loss of 0.05%.

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

<b>Year</b>	<b>Population</b>	<b>% Increase</b>	<b>Number Increase</b>
1960	1,764		
1970	1,655	-7.75%	-109
1980	1,865	+12.69%	+210
1990	1,849	-0.86%	-16
2000	2,006	+8.49%	+157
2010	2,005	-0.05%	-1
2017*	2,320	+15.71	+315

\*Estimate based on current electric utility connections and average household size from U.S. Census

### **General Demography**

Beresford experienced a lower growth rate between 2000 and 2010 than both Lincoln and Union Counties and the State. The median age in Beresford is younger than that of Union County but is nearly two years older than the State median and nearly 6 years older than that of Lincoln County. Median income in 2010 in Beresford was \$50,625 which exceeds the State wide median income.

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

	<b>Beresford</b>	<b>Lincoln County</b>	<b>Union County</b>	<b>South Dakota</b>
2000 Population	2,006	24,131	12,584	754,844
2010 Population	2,005	44,828	14,399	814,191
2000-2010 % Change	-0.05%	+85.77%	+14.42%	+7.86%
2010 Median Age	38.5	32.8	40.2	36.9
Median Household Income in 2010 Dollars	\$50,625	\$67,365	\$59,889	\$46,369

## Age

Between 2000 and 2010, a gain of 43 people in the 55 to 74-year-old age group was the largest increase within any of the defined age cohorts in Beresford. Beresford also had gains in the 20 to 54 age range, with an increase of 7 people. Beresford had a population loss of 48 in the 75 and over age cohort and a loss of 3 in the 0-19 range.

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

	<b>0-19</b>	<b>20-54</b>	<b>55-74</b>	<b>75 &amp; Over</b>	<b>Total</b>
2000	554	836	340	276	2,006
2010	551	843	383	228	2,005

## Households by Type

Between 2000 and 2010, Beresford experienced an overall increase in the number of “family” households. There was an increase of 33 married couple families without their own children in the household.

The City of Beresford had a decrease of 16 “non-family” households. There was a decrease of 19 one-person households and an increase of 3 households that had unrelated individuals living together.

**Table 2-4: Household Composition – 2000 to 2010 (Source: U.S. Census Bureau)**

	<b>2000 Census</b>	<b>2010 Census</b>	<b>Change</b>
	<b><i>Family Households</i></b>		
Married Couple with own children	191	183	-8
Single Parent with own children	61	59	-2
Married Couple without own children	256	289	+33
Family Householder without spouse	28	30	+2
<b>Total Families</b>	<b>536</b>	<b>561</b>	<b>+25</b>
	<b><i>Non-Family Households</i></b>		
Single Person	288	269	-19
Two or more persons	28	31	+3
<b>Total Non-Families</b>	<b>316</b>	<b>300</b>	<b>-16</b>

## Assessment of Existing Housing Stock

In 2010, according to the U.S. Census Bureau, there were 98 vacant housing units in the City of Beresford. Nearly 90% (89.8%) of Beresford's 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. Based on analysis from the City Council and Planning Commission that additional (and affordable) housing is needed, it is recommended that the City of Beresford explore options to provide accommodation for additional residents. Partnerships with area developers and state/federal housing programs and/or subsidies should be pursued in order to most effectively handle the need.

**Table 2-5: Occupancy Status of Housing Units - 2010 (Source: U.S. Census Bureau)**

	2000 Census	2010 Census	Change
	<i>Occupied Units</i>		
Owner	614	621	+7
Renter	238	240	+2
<b>Total</b>	<b>852</b>	<b>861</b>	<b>+9</b>
	<i>Vacant Units</i>		
For Rent	28	47	+19
For sale	13	13	+0
Seasonal Use	1	2	+1
Other Vacant	25	36	+11
<b>Total</b>	<b>67</b>	<b>98</b>	<b>+31</b>

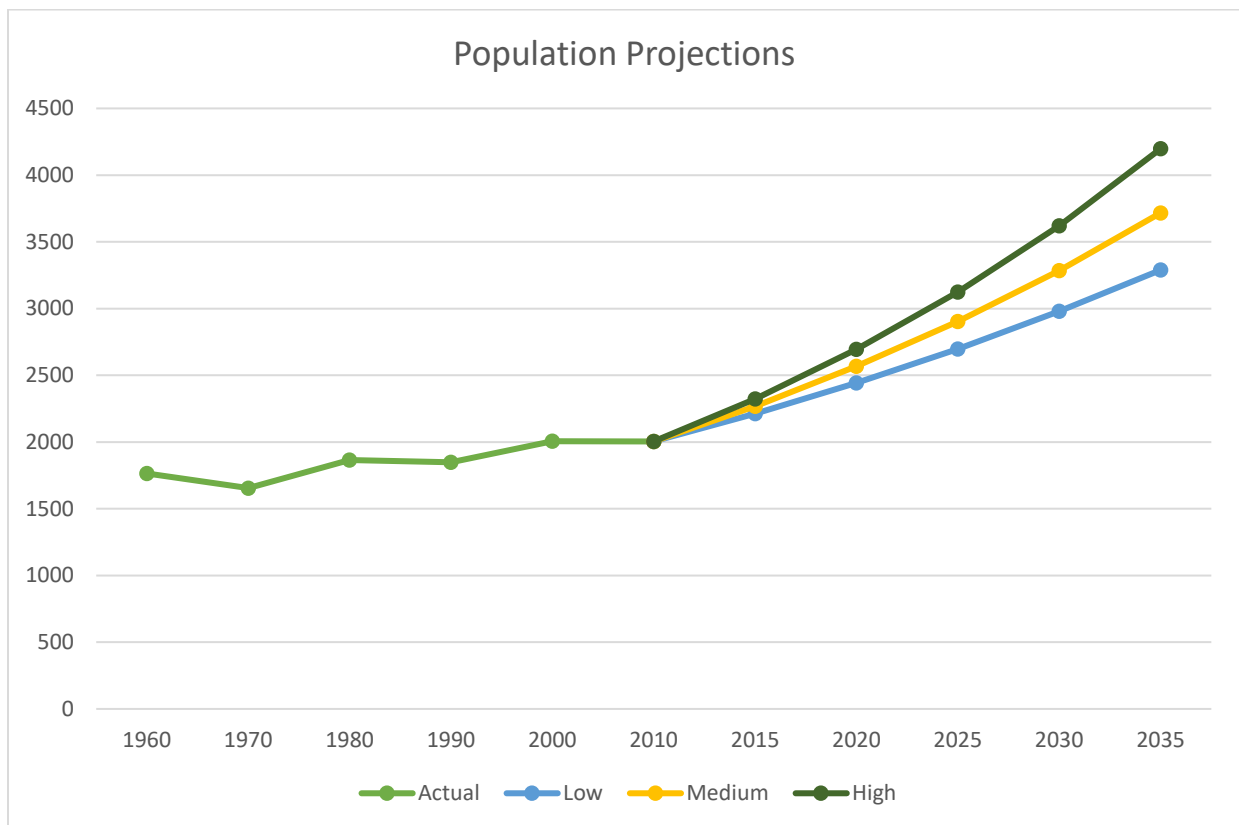
## Population Projections

To explore future growth, the City of Beresford desired to forecast growth rates based off the average annual percent change (AAPC) from 2010 to the estimated 2017 population to ensure that they have sufficient plans in place for future growth. Using this method, the City determined that they would use estimates based off of a 2%, 2.5%, and 3% annual growth rate as the AAPC between 2010 and 2017 was estimated to be 2.24%. Based on projections through the study period the City of Beresford will have a population between 3,289 and 4,198 by the year 2035.

There are many factors that may influence population growth, although most are not easily quantified. However, if Beresford continues to sustain and increase employment, it is reasonable to estimate that the City has continued potential for growth.

**Table 2-6: Population Projections Through 2035**

Year	Actual	Low	Medium	High
1960	1,764			
1970	1,655			
1980	1,865			
1990	1,849			
2000	2,006			
2010	2,005			
2015		2,214	2,268	2,324
2020		2,444	2,567	2,695
2025		2,698	2,904	3,124
2030		2,979	3,285	3,621
2035		3,289	3,717	4,198



## ***Chapter 3 - Environmental Constraints***

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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 but not limited to 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**

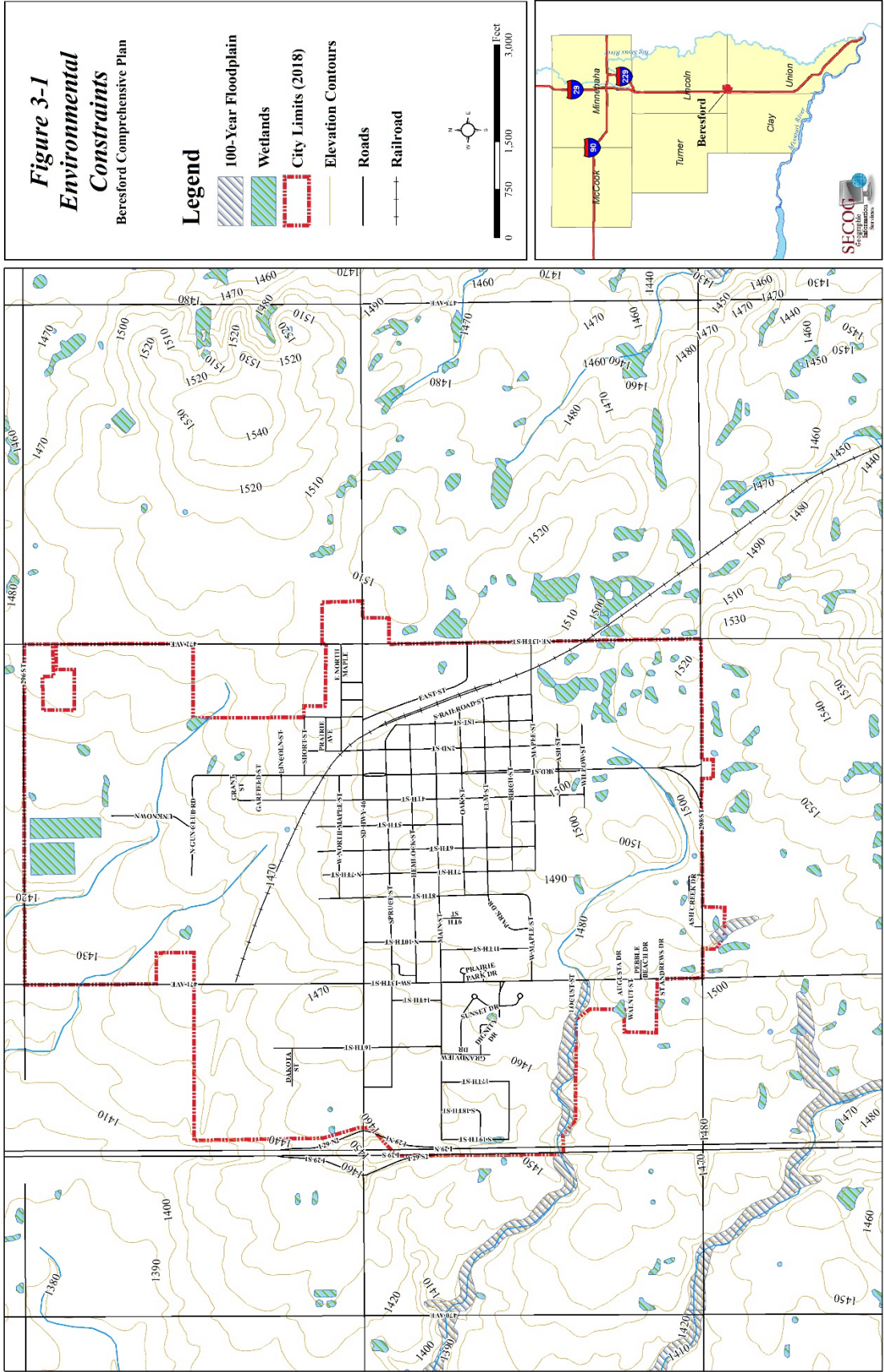
Beresford is located along the I-29 corridor at the intersection of SD Highway 46 in Lincoln and Union Counties in southeastern South Dakota. The City is surrounded by agricultural lands. The landscape consists of slightly rolling hills. The elevation ranges from 1,520 feet above sea level in the south part of the City to 1,430 feet above sea level in the north.

### **Floodplains**

Floodplains are areas adjacent to creeks, rivers and lakes that are subject to periodic inundation. FEMA has identified areas of special flood hazard in and around the City concentrated very tightly near the creeks. The floodplains of the Beresford are shown on 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 a number of functions that are important to the health and welfare of the community. The wetlands of the Beresford area are shown on Figure 3-1.



## ***Chapter 4 - Infrastructure Assessment***

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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 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**

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 4-1 presents the Major Street Plan that has been developed as a part of the Comprehensive Plan.

### **Water System**

The water system provides potable water to City residents, businesses and institutions. An adequate water supply meets the public demand and requires the responsible use of water, now and in the future, without unacceptable economic considerations. A major element in the overall strategy will be slowing the growth in demand through increased efficiency and conservation.



Water for the City of Beresford is provided under contract by the Lewis and Clark Regional Water System. The City also has three private wells that could be used as a raw water source only for something like fire protection or industrial development. The city is served by a single 300,000-gallon water tower. There are no concerns about being able to provide ample water as the city grows in the future as the contract with Lewis and Clark allows the city to use 875,000 gallons of water per day with the option to increase that by 10% to meet peak need for short periods of time. In 2017 the city didn't come close to using their contracted amount. The highest amount of water consumption occurred in June with an average of 237,673 gallons of water per day.

During 2017 the Beresford water system served an average of 802 residential users and 184 commercial/industrial users. In this same time frame residential use averaged 2,718,027 gallons per month and commercial/industrial use averaged 1,750,673 gallons per month. The month with the highest consumption of water was June with 7,130,199 gallons used in the month and the lowest was February with 2,931,083 gallons used in the month.

The system is in fairly good shape with no major concerns with the state of the system outside of keeping up with routine maintenance and updating aged infrastructure as funding becomes available.

## **Wastewater System**

The wastewater system collects, conveys and treats wastewater for City residents, businesses and institutions. With growth in the City's water demand will come a corresponding increase in wastewater generated. Wherever possible, gravity systems are preferred over pressure collection systems for reasons of reliability and lower operating and maintenance costs.

Beresford's wastewater treatment facility is located on the north side of the city. It consists of a three-cell stabilization pond system. There are no major concerns for the system to be able to accommodate moderate growth in the future. If it became necessary to do so there is enough additional space on the current wastewater treatment facility property to accommodate one or two more cells to handle additional wastewater flow. It should be noted that if a heavy industrial outfit came into the city that produced large amounts of waste, such as a cheese factory, said waste would need to be pretreated on-site before it could be sent on to the city's system to prevent an overloading of the city's lagoons.

During 2017 there was an average of 817 residential users and 155 commercial/industrial users connected to the city wastewater system.

The system is in fairly good shape with no major concerns with the state of the system outside of keeping up with routine maintenance and updating aged infrastructure as funding becomes available. In order to keep on top of maintenance concerns the city does budget to rehab/replace six to eight manholes per year.

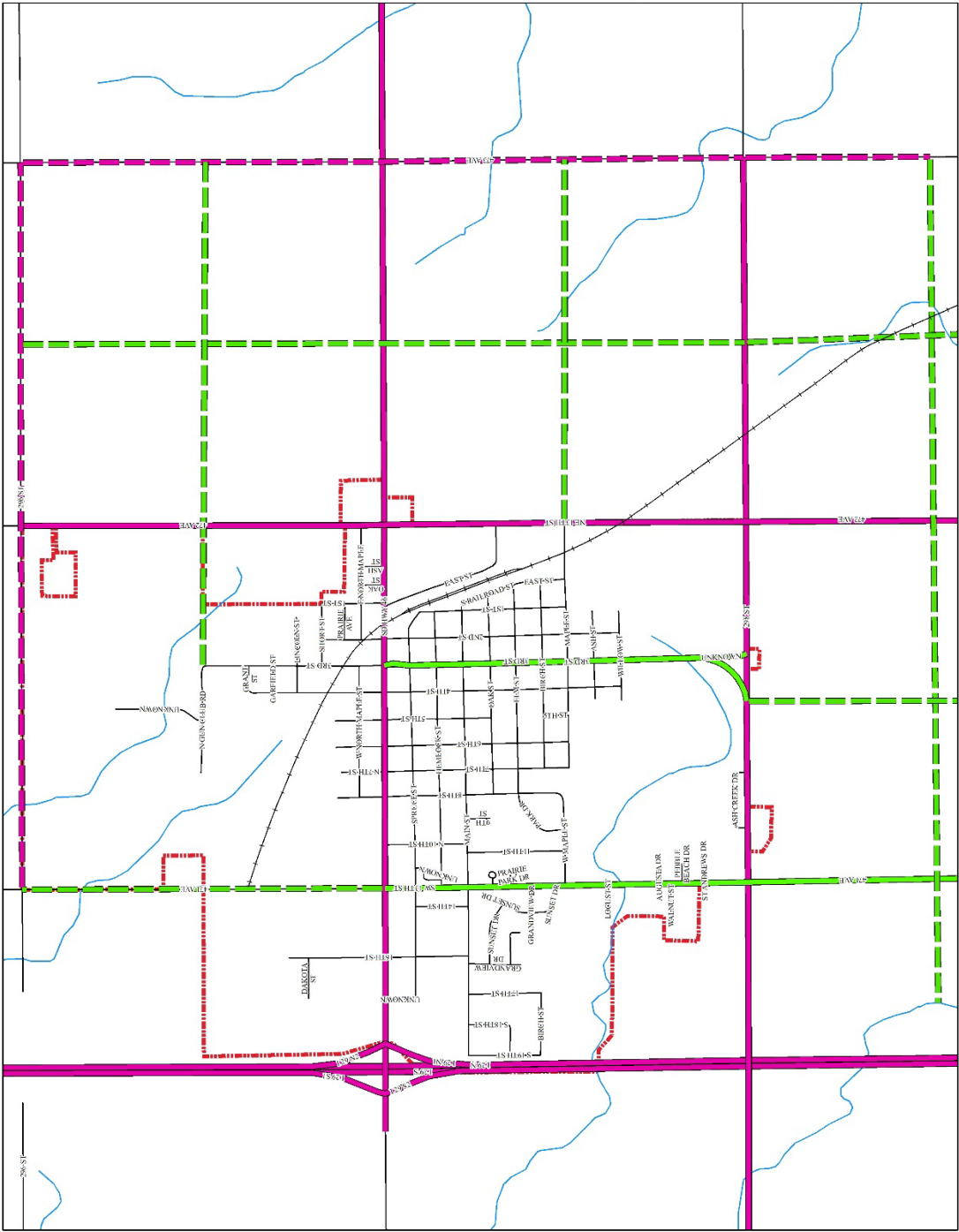
## **Beresford Municipal Electric**

The city of Beresford provides its own municipal electric service. Beresford Municipal Electric constructed a new 115KV electric transmission line from the existing Western Area Power Administration (WAPA) substation into the City of Beresford and terminated this line with a new 115 to 12.KV substation. This line and substation are the primary source of electricity for Beresford. The old transformer at the WAPA building is now used as an emergency backup. This move increased capacity from 7.2 megawatts to 14 megawatts with the ability to upgrade to 18 megawatts when needed. The City is divided in to four circuits and can be upgraded to five circuits if needed to minimize downtime in the event of an electrical failure.

Though the current system can handle the current needs of the City of Beresford there is a project in the planning process that would build a second substation on the east side of the city. This would allow for more capacity of handle city growth and it would also serve as a higher capacity backup in the case of electric failure or even routine maintenance as the current backup system does not have the capacity to keep the entire city running.

## **Beresford Municipal Telephone Company**

Beresford Municipal Telephone Company (BMTC) has completed an upgrade to a 750 MHz system, which provides the capability to offer additional channels and improve the existing signal to all areas of the City. BMTC has also upgraded its switch to enable them to provide Next Gen Services and to satisfy the requirements of the Federal Communications Commission (FCC). Recently, BMTC has placed fiber cabinets between the customer and Central Office to provide higher speed services. Beresford is currently deploying fiber to businesses as larger data circuits are ordered and as this project continues BMTC will look into providing fiber service directly to homes. The change to fiber optic means that there is no longer any concern about being able to provide services to a growing population.

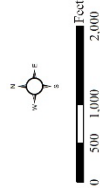


**Figure 4-1**  
**Major Street**  
**Plan**

Beresford Comprehensive Plan

**Legend**

- Existing Collector
- - - Future Collector
- Existing Arterial
- - - Future Arterial
- - - City Limits (2018)
- Roads
- + + + Railroad



## *Chapter 5 – Schools, Parks and Open Space*

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### **Current and Future School Needs**

#### **District and Enrollment**

The Beresford School District covers approximately 205 square miles in Union, Lincoln, and Clay Counties. As of February 2018, the Beresford School District had a K-12 enrollment of 695 students with 293 being housed in the Elementary School on the north campus and 472 in the Middle/High School on the south campus.

The District anticipates that the 2018-19 enrollment may surpass the 700 mark with new businesses and families moving to Beresford, as well as more students attending Legends of Gold International Development Academy. Current K-12 enrollment is the largest it has been in the past decade. It is anticipated that K-12 enrollment will remain in the upper 600's or low 700's into the near future.

The current educational facilities are equipped to handle some additional growth. There are plans in place for future growth at each campus if additional classrooms are needed. Plans show the possibility of adding four classrooms to the northwest wing of the elementary school and four classrooms to the southeast wing of the middle school.

#### **Land Acquisition**

The Beresford School Board has recently discussed the possible purchase of land within city limits to build a new bus barn/garage to house the bus fleet, fleet of vehicles, mechanics bay, wash bay, and storage. This would allow the bus barn to be moved off of school property and allow the expansion of the parking lot as the “Watchdog Legacy” project becomes a reality in the near future. Please see below for the specifics of this project.

For the new bus barn, the District would look at constructing a roughly 90' x 150' building. We would be able to house all of the school buses and other fleet vehicles. There would be a wash bay, large mechanics bay, storage, and an office/restroom area. The Board is also inquiring about several other properties in close proximity to Highway 46 for possible locations.

#### **“Watchdog Legacy” Project**

During the past two years, the Beresford School District has explored the facility needs for student, school, and community programming. Through committee and school board discussions, it has been determined that a future “Watchdog Legacy” project is in the best interests of our students, school, and community. The “Watchdog Legacy” project includes four new additions to the Beresford School District at the south campus location: 1) Performing Arts Center (PAC); 2) Student Commons/Lobby, Restrooms, and Secure Entrance; 3) Auxiliary Gym; and 4) Community-access Fitness Center.

The “Watchdog Legacy” project includes 47,000 additional square footage, along with 3,800 of remodeled square footage.

### *Grace Kennedy Center for the Performing Arts*

The Performing Arts Center (PAC) will include a 750-seat theater with 600 seats on the main floor and 150 seats in the balcony. The theater would include a 75’ fly loft and grid for staging sets, as well as wings to enhance performances. The layout of the theater will include natural acoustics along with a high-quality sound, lighting, and technology system, along with a modified orchestra pit. The stage will be able to accommodate a 100-piece band, the elementary, middle school, and high school vocal music and band concerts, and talent shows and dance recitals. The PAC will be utilized for the high school all-school plays, one act plays, improv, and musicals, as well as middle school musicals, theater classes, and children’s theater. The PAC will be used by the Beresford Area Arts for productions that include plays, musicals, dinner theater, concerts, traveling shows, and other special events.

The PAC will also be used for films, lectures, student orientation, student assemblies, staff in-service, Community Outreach for Youth and Families events, corporate events, Veterans’ Day program, Memorial Day program, and other school and community events as well.

### *Student Commons/Lobby/Restrooms/Secure Entrance*

The student commons/lobby will include a secure entrance to our school, as well as a mutually shared space for student lunch, athletic/PAC events, and intermissions. The lobby will also include a new set of restrooms and concessions as well as house the Watchdog Hall of Fame display, Historical Timeline of the District and Community, and special tribute to our Veterans and First Responders.

### *Auxiliary Gym*

Additional gym space is a significant need to accommodate the ever-growing demand for court time for middle school and high school athletic programs, practices, and games; youth athletic teams; sports camps; Parks, Recreation, and Community Education (PRCE) activities, events, and open gym. As a result, the Auxiliary Gym will include a full- size high school basketball/volleyball court, along with two full-size middle school basketball courts/volleyball courts. The auxiliary gym will also have eight rows of bleacher seating for sub-varsity contests and other school and community events.

### *Community-access Fitness Center*

There is a need in the District and community for a ground level access fitness center that is available for student, athlete, and community use. The Fitness Center will include state-of-the-art cardio equipment, weight equipment, and an area for aerobics and other fitness-related training.

## **Current and Future Park Needs**

Parks and open space are an important element in the quality of life in Beresford. Beresford has developed a parks and 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 5-1 presents the Current Parks and Open Space.

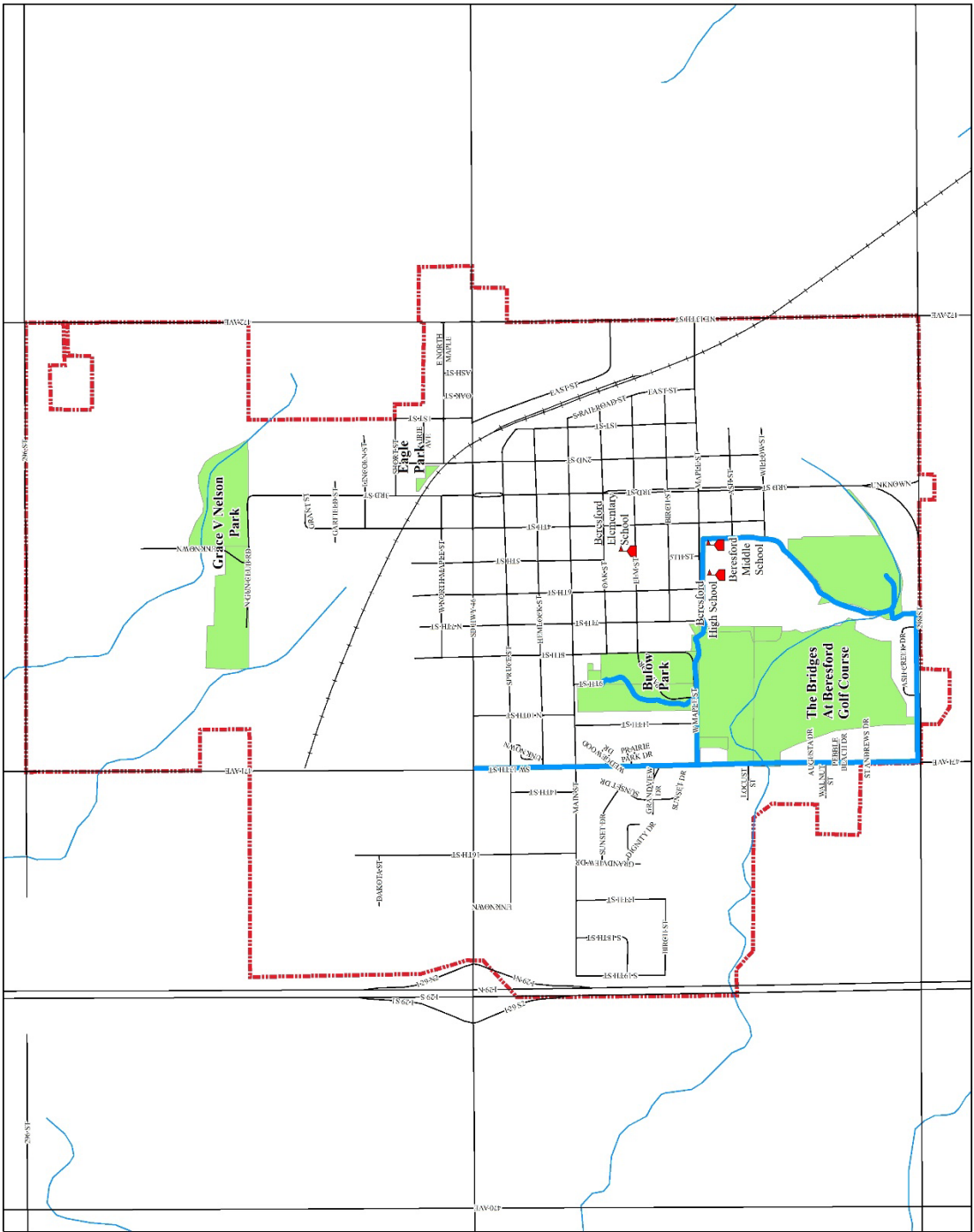
Neighborhood parks are generally between five and ten acres in size. The effective service area of neighborhood parks is one mile, depending on location, facilities and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to play fields, parking 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 commonly 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, 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. Potential areas for future cooperative efforts should continue to be explored with other public entities.

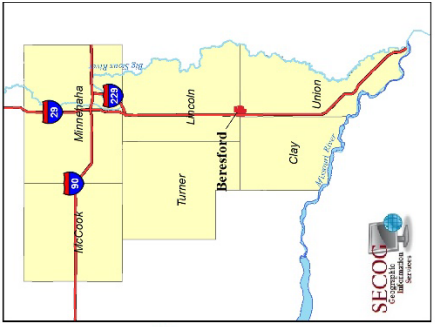


**Figure 5-1**  
**Schools,**  
**Parks and**  
**Open Space**  
 Beresford Comprehensive Plan

**Legend**

- Schools
- Bike Trail
- Parks and Open Space

0 500 1,000 2,000 Feet



## *Chapter 6 - Land Use Plan*

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Land use is the most important element of the Beresford 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 Beresford 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 of Beresford:

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.

Beresford contains over 1,350 acres. The map in Figure 6-1 is a physical land use inventory that was prepared by SECOG in 2018. 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 Beresford.

Some key aspects of the existing land use pattern include:

- Residential is the dominant land use.
- Commercial and industrial uses are primarily concentrated along major road and rail corridors.
- Undeveloped land suggests future residential development will occur in all areas of the community.



***Table #-1: Area by Land Use (2018)***

	<b><u>Acres</u></b>	<b><u>% Total</u></b>
Single-Family Residential	259.81	19.15%
Multi-Family Residential	14.91	1.10%
Manufactured Housing	4.65	0.34%
Institutional	136.78	10.08%
Commercial	43.97	3.24%
Industrial	197.22	14.54%
Park/Open Space	144.98	10.69%
Vacant	554.35	40.86%
Total Acres	1,356.67	100%

## **Land Use Plan Map**

The Land Use Plan map (see Figure 6-2) shows the preferred land use for all property in Beresford. 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 #-2: Anticipated Land Use Calculations***

	<b><u>Acres</u></b>	<b><u>% Total</u></b>
Residential-Single Family	918.51	39.13%
Residential- Multiple Family	93.98	4.00%
Manufactured Housing	4.65	0.20%
Commercial	133.66	5.70%
Industrial	828.65	35.31%
Institutional	196.94	8.39%
Park/Open Space	170.74	7.27%
Total Acres	2,347.13	100%

## **Land Use Categories**

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

- 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**

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

### *Goals for Residential*

The City of Beresford 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 Beresford 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 is 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 Beresford 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 Beresford residents, employees, and visitors.

2. Provide a wide range of goods and services for Beresford 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 Beresford 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 Beresford residents.
2. Retain existing businesses and allow for expansion opportunities.
3. Create opportunities for high-quality development at the key gateways to Beresford.

### *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 as a means 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.

## **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*

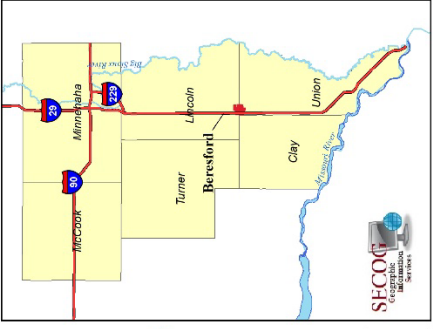
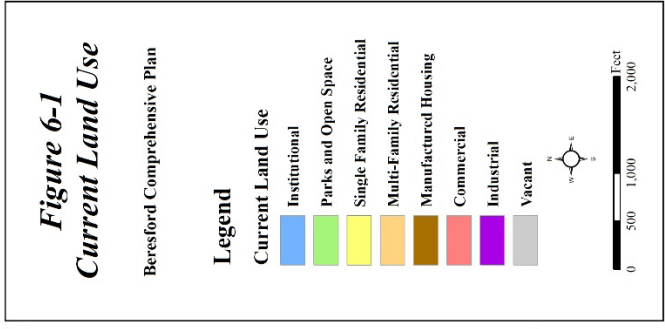
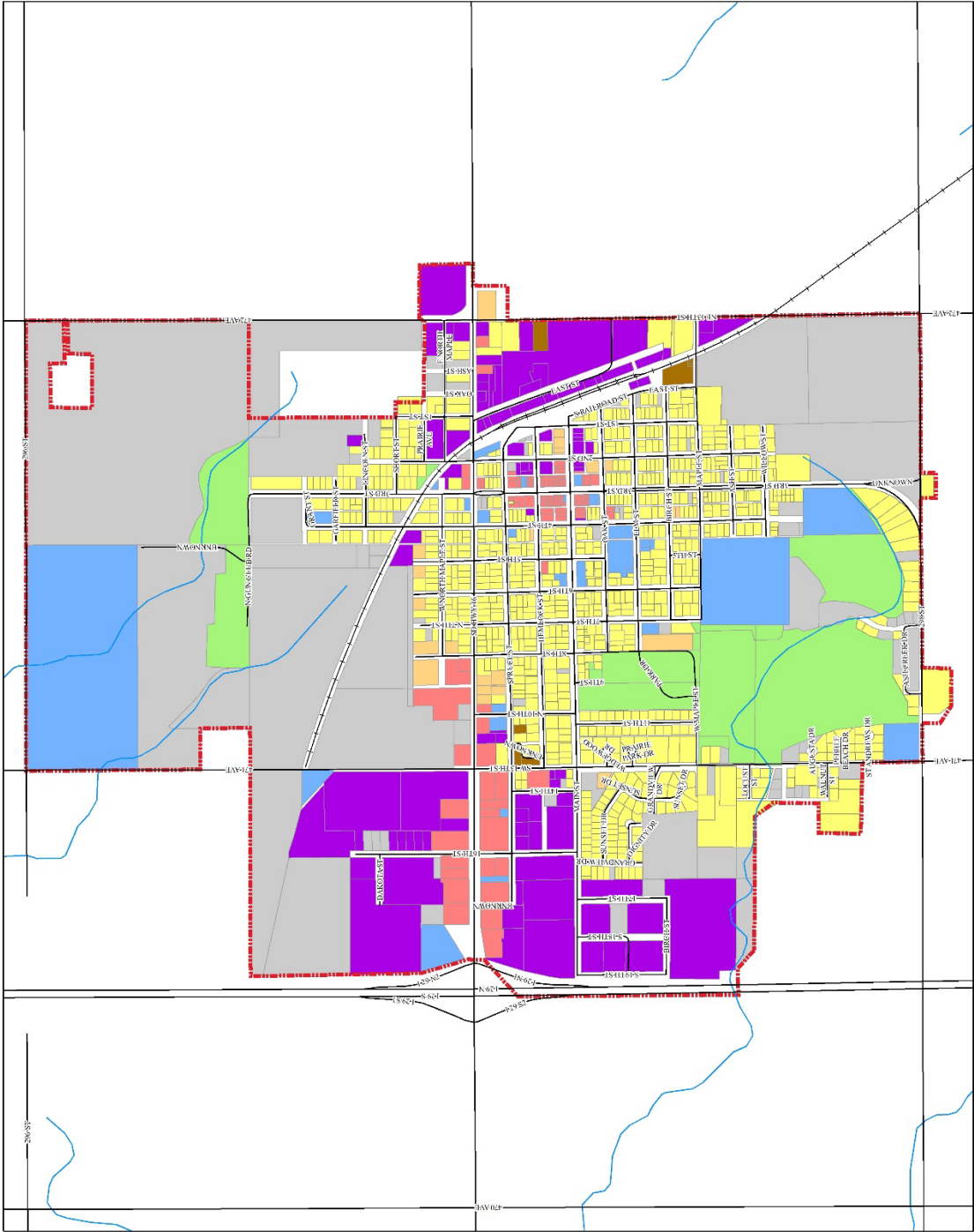
The City of Beresford seeks to achieve the following goals through the implementation of the land use plan for Park/Open Space:

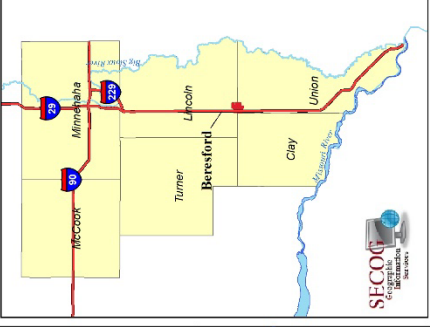
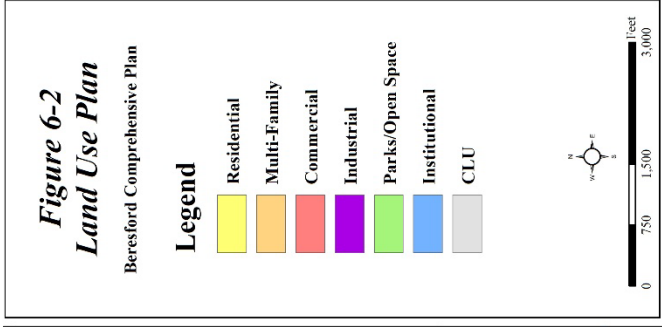
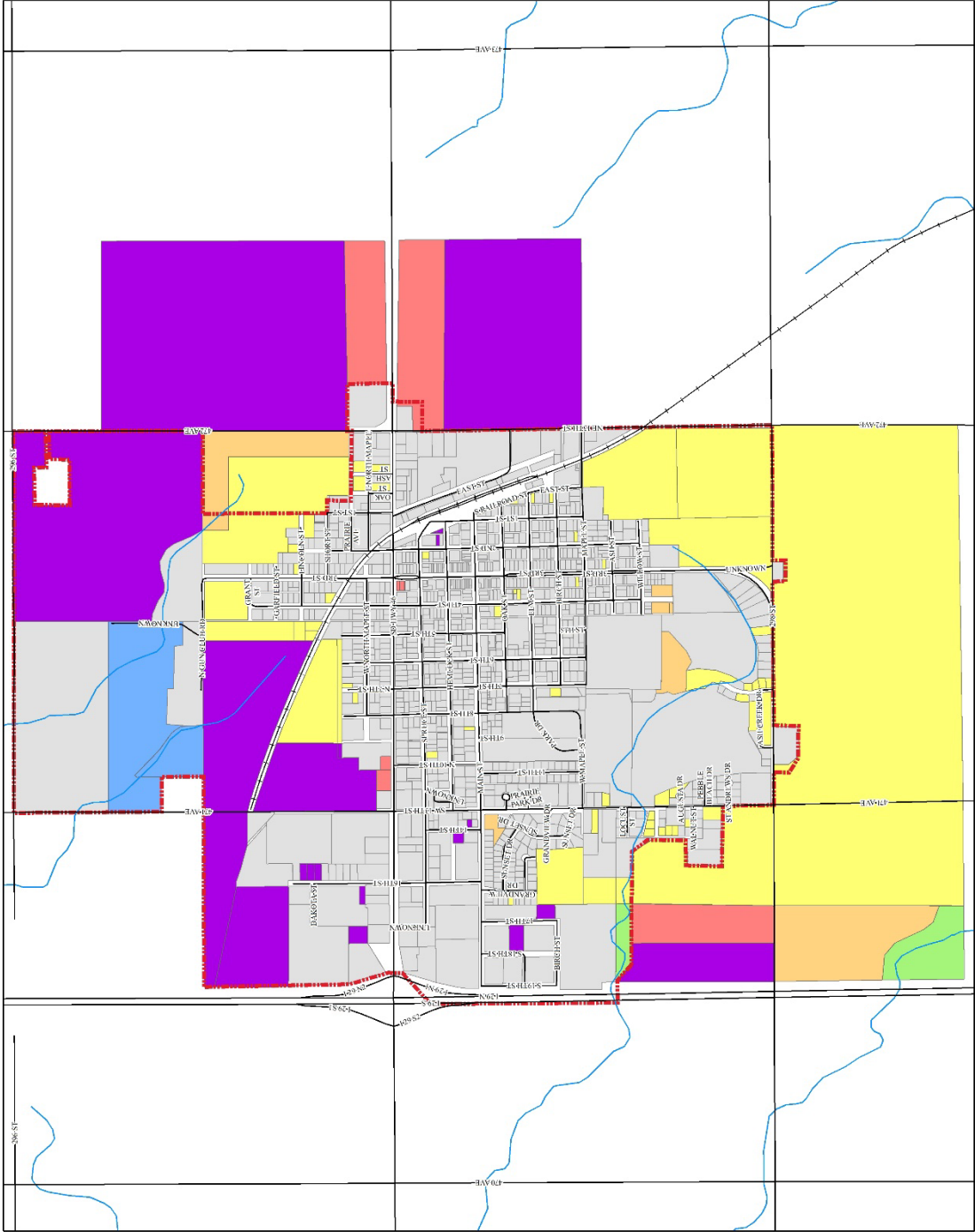
1. Create a connected system of parks, trails, and open spaces that respond to the needs of current and future residents.
2. Maximize the use and efficiency of funds for the continued maintenance, development and expansion of existing and future parkland.

### *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.
2. Coordinate park development with Union and Lincoln Counties and neighboring communities.





## *Chapter 7 - Growth Area Analysis*

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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 Beresford with a guide to land use decisions and direct implementation through the zoning and subdivision regulations. Figure 7-1 illustrates all future development areas. Prior to expanding into the identified development areas, it will be necessary to ensure that all proposed development is serviceable with municipal utilities, including water and sewer.

It is appropriate to note that rezoning requests (and other development approvals) for land uses not consistent with the Land Use map, 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 Land Use map is not the community's official zoning map. It is a guide for anticipated land use patterns. The Land Use Plan 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 property.

### **Growth Area Constraints**

The following analysis is intended to provide the City of Beresford and Lincoln and Union Counties with a guide to land use decisions and direct implementation through subdivision and zoning regulations. Figure 7-1 illustrates all growth areas by the number indicated.

#### **Growth Area “1”**

1. West portion of growth area would require a lift station to service with sewer.
2. East portion is currently services with sewer and water trunks.
3. Entire growth area is within current boundaries of all municipally provided utilities.
4. Development of road to service industrial developments is very expensive.
5. Existing drainage just north of Hwy 46 may limit some development.
6. Potential of expanding wastewater ponds in the northern portion of this growth area.

#### **Growth Area “2”**

1. Trunk sewer and water lines serve entire area except approximately 60 acres in the far northern extent.
2. North 60 acres is currently not within the boundaries of municipal water or electric utilities. Development of this area would be dependent upon rural utilities having the capacity to serve the development.
3. Lincoln County 117 is a quality hard surface road with no weight limitation and would well

serve industrial development.

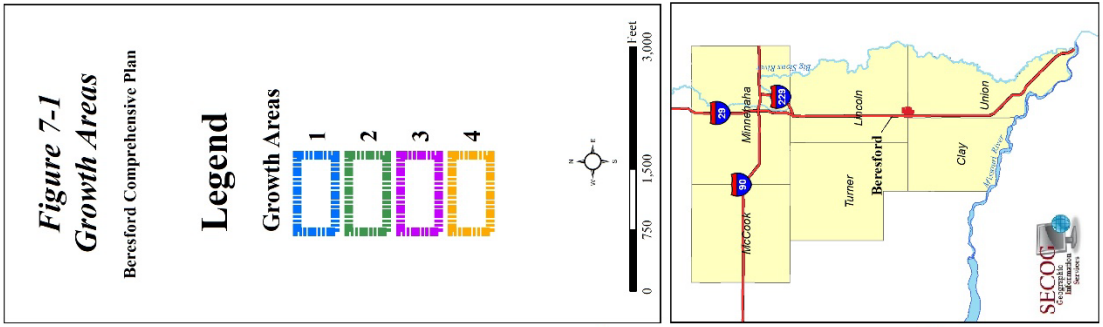
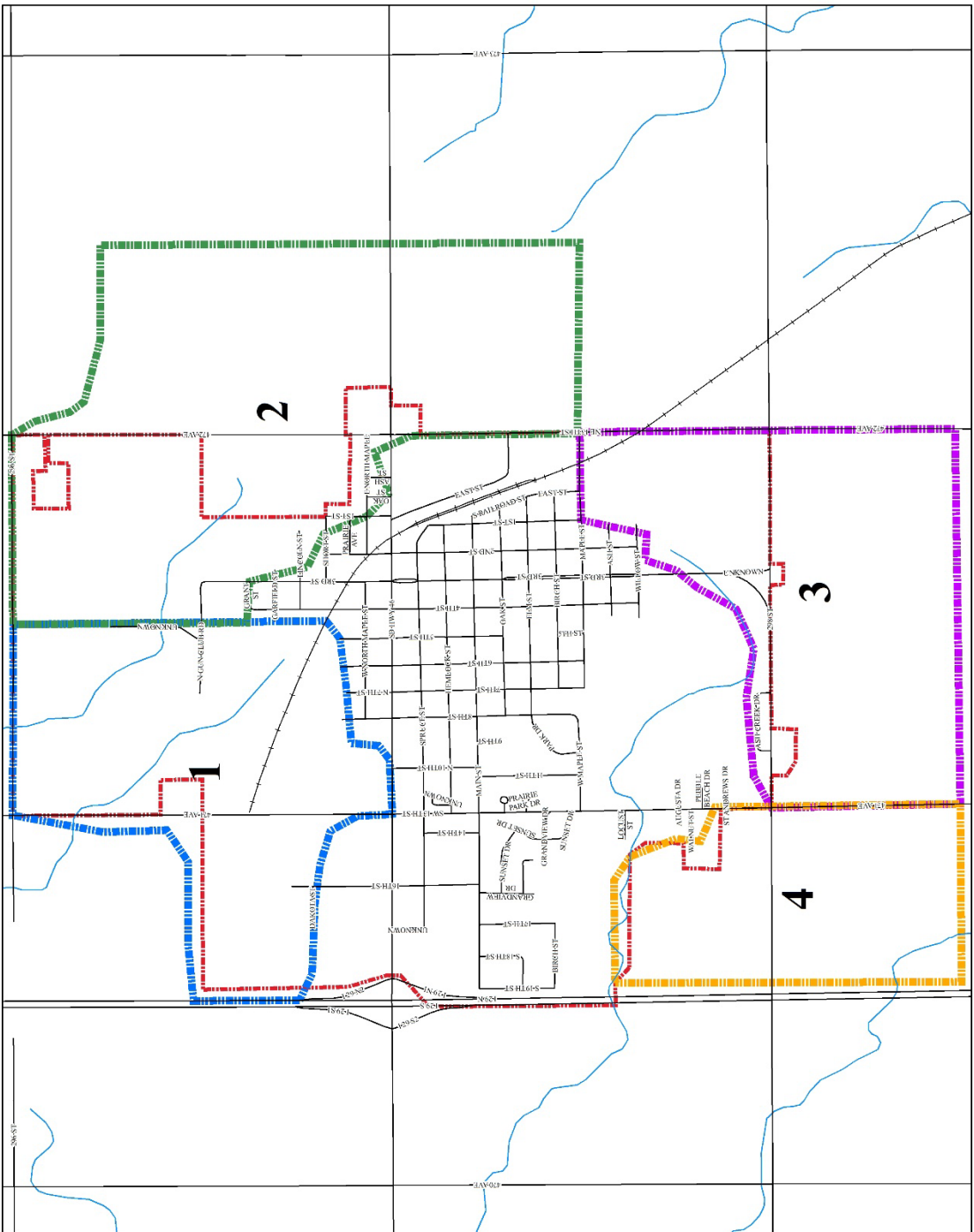
### **Growth Area “3”**

1. Entire growth area is within current boundaries of all municipally provided utilities.
2. Approximately 500 feet of trunk sewer would need to be constructed to serve eastern portion of this growth area.
3. Trunk sewer and water lines run along much of the northern portion of this growth area.

### **Growth Area “4”**

1. Southern 160 acres is currently not within the boundaries of municipal water or electric utilities. Development of this area would be dependent upon rural utilities having the capacity to serve the development.
2. Land slopes relatively steeply toward interstate on west half of the growth area. This would likely require the use of a lift station to service area.
3. 100-year floodplain exists in the southern part of this area.





## ***Chapter 8 - Planning Policy Framework***

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If a community is to have a sound Comprehensive Plan, the community needs first to set goals. A goal's statement expresses the public opinion about what kind of place a community should become and is based on citizen participation and group input. Policies and objectives are then developed which are specific descriptions of what government, private organizations and individuals need to do in order for the community to achieve the identified goals.

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, objectives and policies provide direction for future planning and activities for the City of Beresford and the contiguous planning area.

### **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 Beresford 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**

*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* - Maintain an addressing system that creates 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

**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, on an as needed basis, those specific development patterns established under Chapter 7- Growth Area Analysis

*Policy 2* – Consider land swap options that would exchange less easily developable City owned land with more desirable privately held land

*Policy 3* – Consider incurring the expense of extending sewer and water infrastructure to encourage desirable development

*Policy 4* – Discourage growth in areas that are outside of the current Municipal Utility service area

**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 local roads rather than arterials whenever feasible to alleviate congestion from heavily traveled roads

**Goal 4. Improve Community Services for All Residents of Beresford**

Objective 1 - Improve park and recreation opportunities for citizens

*Policy 1* – Continue to support acquisition of land for the development of off-road bicycle facilities

*Policy 2* – Consider developing small “pocket” parks in both new and existing neighborhoods where large park developments may not be feasible

*Policy 3* - Consider expanding the existing nine-hole golf course

## **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 and Union counties to ensure all proposed development within Beresford's growth areas are annexed and serviced with municipal utilities

## **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 portions of existing utilities and transportation routes on an ongoing basis. A Capital Improvements Plan will be developed as a part of the new budget year.

## **LAND USE PLANNING STRATEGY**

### **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

#### 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

**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

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

*Policy 1* - Discourage residential, commercial and industrial development within floodplain areas as identified by the Federal Emergency Management Agency

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 by the developer prior to allowing new development to occur in areas with soil limitations as identified by the Natural Resources Conservation Service

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

Objective 1 - Separate industrial and residential uses

*Policy 1* – Encourage natural screening, buffer areas, or increased setbacks when industrial development occurs near residential developments

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

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 only in manufactured home parks

*Policy 2* - Home occupations will be allowed if there is no substantial change in the residential nature of the home

## ***Chapter 9 - Plan Implementation***

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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.

### **The Continuous Planning Process**

Circumstances will continue to change in the future, and the Beresford 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, Beresford'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 Beresford'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 land use plan 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 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 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.

## **Citizen Participation in Continuing Planning**

Beresford’s citizens shared in developing the plan's goals, objectives and proposals by participating in public meetings. The many ideas and comments contributed by citizens during the plan's development were incorporated and shaped the resulting proposals and recommendations. Similarly, citizens should continue to be involved in implementing and maintaining the Comprehensive Plan. The Planning Commission, community 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.

## **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 portions of existing utilities and transportation routes on an ongoing basis.

## **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 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 Beresford’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 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 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 and policies 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 previously identified goals, objectives and policies; 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 (7 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 (17 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
- 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 the downtown area

### **Industrial**

#### **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

#### **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, multifamily and business/technology land uses