

## EXISTING LAND USE

The data presented in previous chapters provides the building blocks necessary to understand the population and economy, as well as the physical and built environment of the City of Pipestone. Our history and current trends are seen every day in how each of us use the land in our community. This information provides the foundation for future land use goals and policies, and helps determine the suitability of future growth areas

Existing land use in Pipestone will be analyzed within the following classifications:

Residential ó land used for single and multiply family dwellings and manufactured home parks.

Commercial ó land used for the sale and/or distribution of goods and services.

Industrial ó land used for the manufacturing, assembling, or warehousing of goods.

Public/Semi-Public ó land used for schools, churches, hospitals and clinics, museums, community centers, clubs or lodges, cemeteries, utilities, and all governmental and institutional buildings, structures or facilities.

Parks and Recreation ó land used for the purpose of providing recreation, including uses such as tennis courts, ballfields, picnic areas, etc.

Conservation ó land used to provide for uses in environmentally sensitive areas. The purpose of this district is to prevent development of land that is unsuitable for development due to periodic flooding or wetland designation, and to regulate the intensity of land use in those areas that are suitable for development.

### ***Residential***

The City of Pipestone, like most small cities in the United States, is dominated by residential land use. The Housing Analysis detailed in the Housing section of this plan indicates that there are approximately 1,600 single family housing units within Pipestone city limits. Other residential land use includes multi-family and manufactured home parks.

There are basically three residential densities in Pipestone's urbanized area. These densities are commonly referred to as "low density", "medium density", and "high density". The general rule used to determine an area's density is outlined as follows:

Low Density	2.6 dwelling units/acre
Medium Density	7.0 dwelling units/acre
High Density	12.0 dwelling units/acre

The majority of low density development in Pipestone is located along the City's urban fringe, particularly within contemporary subdivisions. These areas are identified by the uniform lot sizes; wide widths and relatively large lot areas. Average lot sizes in these areas are approximately 80 to 105 feet wide and between 135 and 150 feet deep.

Medium density development is common throughout the entire City, especially in the older subdivisions. Typical lot size is usually 50 feet by 150 feet.

High density development normally occurs in areas where multi-family structures are dominant. Apartment complexes, duplexes and older homes converted into apartments will concentrate a significantly higher number of individuals than do single family dwelling units. In Pipestone it is common to find multi-family structures located throughout the community. The Nokomis and Storybrook apartment buildings are located within two blocks of the Central Business District which provides easy access to the City's functional center.

Historically, residential development in Pipestone produced a somewhat irregular growth pattern due to various barriers. Ordinarily, a City will develop around a central focal point, like the Central Business District, and continue to expand in all directions. However, this was not the case in Pipestone. The City's development pattern has consistently pushed eastward, westward, and primarily to the south. Development in the north was hindered by the national monument, flood plain and low soil levels. The City's residential development pattern was rather compact until the early 1950's when a large number of homes were built in the Nobles addition which was annexed into the Southwest portion of the City. Winter Park Addition is now fully developed with single-family dwellings. The Brown Addition was annexed into the City in 1962. The entire area is made up of large, modern, single-family homes in a relatively secluded area plus a church and a school.

A Housing Analysis was conducted for the purpose of identifying areas or neighborhoods in the City that are in need of repair or rehabilitation. A detail of this analysis can be found within the Housing section of this plan.

Large portions of Neighborhoods 5 and 11 were involved in major rehabilitation projects. Neighborhood 11, in particular, has seen construction for new low income homes and duplexes as well as experienced the demolition of some dilapidated structures. The condition of Neighborhood 8 can be generally attributed to structure age; however, the intermixture of housing, industrial, and commercial activity has also created some land use problems.

As areas continue to expand, the City requires installation of sidewalks at the time of development per City ordinance.

## ***Commercial***

The City of Pipestone has a strong Central Business District (CBD) that is both attractive and appealing to customers. Pipestone should make strong efforts to keep the retail core within the CBD as well as along the City's fringes. The City must continue its pursuit to keep the Central Business District occupied with existing businesses and encourage prospective businesses to make use of available commercial buildings.

To accommodate the needs of the high volumes of traffic, many service businesses have developed along Trunk Highways 23 and 75. These highway-oriented businesses have traditionally been pushing strip development further from the center of activity. Highway commercial development should be kept compact to make efficient use of public utilities and valuable land.

## ***Industrial***

There are primarily three areas in Pipestone available for industrial use. The first and oldest industrial area is located to the north of the Central Business District. Remaining in the area are a few buildings that have been abandoned and are deteriorating at a rapid pace. These buildings need to be renovated or demolished before they begin to pose health and safety problems.

The second area is located along the BNSF railroad tracks between Third Street SE and Seventh Street SE. The linear pattern of development is entirely surrounded by residential property which creates conflicting land uses as well as traffic congestion, noise, dust, etc. The industrial businesses need to be encouraged to continue good maintenance and landscaping practices in order to reduce the noise and dust problems that can affect surrounding residential areas.

Pipestone's largest industrial area is located south on US 75, immediately east of the airport. The developed park has rail, sanitary sewer, electricity, storm sewer, gas, paved roads, and treated water available. The park's excellent facilities and transportation availability could have a positive effect in the attraction of industrial businesses for years to come. Alternative areas should be looked at for future industrial development.

## ***Public and Semi-Public***

Public or semi-public facilities include schools, private golf course, parks, airport, churches, hospitals, senior citizens center, municipal buildings, county courthouse and other buildings, all streets, alleys, and highways. These facilities and their governing bodies exert a tremendous influence on the development and renovation of a community. Other facilities include public utilities, swimming pools, streets, sanitary sewer, and water utilities. The acquisition of public right-of-ways through the subdivision regulation procedure is a public-oriented land use function, and the start of a well-organized community begins with the proper planning of public

easements and right-of-ways. The various institutions such as churches and hospitals have special needs such as parking that must be coordinated in order to avoid land use conflicts.

### ***Parks and Recreation***

Pipestone's overall recreation system includes all parks, aquatic center, recreation center, pageant grounds, National Monument, country club, fairgrounds, roadside rest areas and all school playgrounds. These facilities are scattered throughout the community and contain a wide variety of activities for public use.

### ***Conservation***

Pipestone has a moderate amount of cultivated farmland and vacant land within the city limits. Much of the land is unavailable for further development due to its natural setting and its occupancy; i.e., National Monument, airport, and Hiawatha Pageant grounds. Agriculture land surrounding the City, especially to the south, is ideal for residential expansion.

### ***Miscellaneous***

There are additional land use items that should be mentioned for later consideration. In the future, larger areas should be annexed and zoned agricultural and used as farm land until there is a proper time for development. Annexations should not be shortsighted; larger projects will broaden the impact area and provide for a continuation of services.