



SIOUX FALLS AREA
CHAMBER OF COMMERCE
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Sioux Falls Area Chamber of Commerce
**ISSUE BRIEF: *Rezoning at
85th Street & Minnesota Avenue***
February 2014

Background

In August 2013, the Sioux Falls City Council approved a rezoning request (agriculture to commercial) from Walmart Supercenter in order for the retail chain to build an 185,000 square foot store at the intersection of 85th Street and Minnesota Avenue. "Save Our Neighborhood", a group opposing the rezoning, collected the necessary number of signatures to place the issue on the April 8, 2014 ballot, which has since been designated "Referred Law 4". In an attempt to appease nearby residents, Walmart amended the original design, specifically in the areas of appearance, traffic and access, operations and noise. However, opponents were not completely satisfied, stating that the modifications did not go far enough.

Proponents of Rezoning at 85th Street & Minnesota Avenue have outlined the following benefits of implementation:

- This development is consistent with other commercial uses in the immediate area and complements the development of South Dakota Highway 100 along the south edge of Sioux Falls.
- Continuing to support the growth and development of Sioux Falls is part of the rising tide that continues to lift our community; this project is a testament to the benefit of additional community growth.

Opponents of Rezoning at 85th Street and Minnesota Avenue have outlined the following reasons of concern:

- While there is support for commercial development, a smaller store would allow the city to buffer single-family residences from big-box development.
- The Sioux Falls 2015 Growth Management Plan did not specify the land use in the 85th Street and Minnesota Avenue area until formation of the Sioux Falls 2035 Comprehensive Plan in 2009. By this time, the land adjacent to 85th Street and Minnesota Avenue had already been permitted single-family residential.