

Notice of Hearing: NA
Date of Hearing: 12/21/09
Date Adopted: 12/21/09
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RESOLUTION NO. 125-09

A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PETTIGREW HEIGHTS NEIGHBORHOOD REDEVELOPMENT PLAN.

WHEREAS, the Pettigrew Heights Neighborhood Redevelopment Plan was written to guide redevelopment within Pettigrew Heights and designate Pettigrew Heights as a redevelopment neighborhood based on conditions provided in SDCL Chapter 11-7; and

WHEREAS, those conditions being met in SDCL Chapter 11-7-78 include:

1. That the redevelopment project area is a blighted area.
 - a. That the redevelopment project area is a blighted area as provided in SDCL 11-7-3;
 - b. That a shortage of housing of sound standards and design adequate for family life exists in the municipality or the county;
 - c. That the need for housing accommodations has been or will be increased as a result of the demolition of residential units in blighted areas under redevelopment plans; and
 - d. That development of the blighted area for predominantly residential uses is an integral part of and essential to the program of the municipality or the county for the elimination of blighted areas;
2. That the redevelopment plan will afford maximum opportunity consistent with the sound needs of the municipality as a whole for the redevelopment of the redevelopment project area by private enterprise;
3. That the redevelopment plan conforms to the general plan for the development of the municipality as a whole; and
4. That federal assistance is necessary to enable the redevelopment project area to be redeveloped in accordance with the redevelopment plan, and funds will be available for the municipality's cost as required by the Housing Act of 1949 or the other federal acts providing federal financial assistance, or that federal financial assistance is not necessary and all funds will be available from other sources.

WHEREAS, the City Council finds that the requirements the plan must address as defined by SDCL 11-7-6 have been met and include:

- It indicates its relationship to definite local objectives as to appropriate land uses and as to improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

- It indicates the proposed land uses and building requirements.
- It shows that these land uses and building requirements will do the following:
 - ❖ Promote the development of well planned, integrated neighborhoods.
 - ❖ Secure safety from fire, panic, and other dangers.
 - ❖ Promote health and general welfare.
 - ❖ Provide adequate light and air.
 - ❖ Prevent the overcrowding of land.
 - ❖ Avoid undue concentration of the population.
 - ❖ Avoid congestion in the streets.
 - ❖ Facilitate the provisions of adequate transportation, water, sewerage, and other public requirements.
 - ❖ Prevent the recurrence of slums or conditions of blight and the spread of disease, crime, and juvenile delinquency.
 - ❖ Permit the development of the resources and the improvement of the economic facilities of the county, municipality, and the state.

WHEREAS, the Pettigrew Heights Neighborhood Redevelopment Plan was written by the Pettigrew Heights Neighborhood Committee, in coordination with the City of Sioux Falls and numerous nonprofit organizations. The Plan identifies goals and implementation strategies to address blight and slum conditions and will be readdressed in the next three to five years; and

WHEREAS, anticipated outcomes of the plan include:

- Overall neighborhood growth;
- Decrease in crime statistics through awareness and neighborhood cleanup;
- Decrease in code enforcement related complaints through education, cleanup, and various rehabilitation programs;
- Increase in affordable housing through encouragement of mixed-use redevelopment along Tenth St. and 12th St.;
- Increase in owner-occupied housing through support of existing programs and establishment of new programs such as Single-Family Tax Reduction;
- Increase in redevelopment between Tenth St. and 12th St. and along Minnesota Ave.;
- Increase in rehabilitation of historic properties through nomination (when appropriate) to the National Register of Historic Places;
- Increase neighborhood quality of life through continued development of city, nonprofit organizations, and neighborhood partnership services and programs relating to safety, affordable housing, beautification, and sustainability; and

WHEREAS, the Sioux Falls Planning Commission and Sioux Falls Housing and Redevelopment Commission held public hearings on the proposed “Pettigrew Heights Neighborhood Redevelopment Plan” on August 5, 2009, and September 21, 2009, respectively, and recommends the proposed “Pettigrew Heights Neighborhood Redevelopment Plan” be approved by the Sioux Falls City Council; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SIOUX FALLS, SD:

The Pettigrew Heights Neighborhood Redevelopment Plan is hereby approved, as recommended, and the City further finds:

1. The following conditions exist:
 - a. That the redevelopment project area is a blighted area as provided in SDCL 11-7-3;
 - b. That a shortage of housing of sound standards and design adequate for family life exists in the municipality or the county;
 - c. That the need for housing accommodations has been or will be increased as a result of the demolition of residential units in blighted areas under redevelopment plans; and
 - d. That development of the blighted area for predominantly residential uses is an integral part of and essential to the program of the municipality for the elimination of blighted areas;
2. The redevelopment plan will afford maximum opportunity consistent with the sound needs of the municipality as a whole for the redevelopment of the redevelopment project area by private enterprise;
3. The redevelopment plan conforms to the general plan for the development of the municipality as a whole; and
4. The federal assistance is necessary to enable the redevelopment project area to be redeveloped in accordance with the redevelopment plan, and funds will be available for the municipality’s cost as required by the Housing Act of 1949 or the other federal acts providing federal financial assistance, or that federal financial assistance is not necessary and all funds will be available from other sources.

Date adopted: 12/21/09.

Dave Munson
Mayor

ATTEST:

Debra A. Owen
City Clerk