Board of Adjustment

Agenda Item

Subject: Board Consideration of a Conditional Use Request for an accessory structure to the religious institution granted by Conditional Use in the R-1 Single Family District located at 201 Golf Course Road

Meeting: Board of Adjustment - Jul 18 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:
Owner: Watertown Christian Church
Property Address: 201 Golf Course Road
Legal Description: E658' N329' S1128' NW1/4 STR 35-117-53

CONDITIONAL USE REQUEST:
Applicant seeks a conditional use as required per Chapter 21.1002 Residential Height & Placement Regulations for Accessory Structures under 2. General Provisions for Residential Accessory Uses item h. "All Conditional Uses. If a permit to construct an accessory structure is requested; and such structure will be accessory to a primary structure or use previously granted a conditional use; the permit may only be issued as a conditional use by the Board of Adjustments." This property was granted a conditional use to allow for the church (religious institution) on November 16, 1990.

The accessory structure is for a 20'x40' picnic shelter located toward the rear of the property. It will remain approximately 134' from the north property line and 150' from the west property line which are the two nearest property boundaries to where the picnic shelter will be placed. The existing tree belt will remain.

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

(a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(b) Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.

(c) Refuse and service areas, with particular reference to the items in (a) and (b) above,

(d) Utilities, with reference to locations, availability and compatibility.

(e) Screening and buffering with reference to type, dimensions and character.

(f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.
(g) Required yards and other open space.
(h) General compatibility with adjacent properties and other property in the district.

FINANCIAL CONSIDERATIONS:
N/A

OVERSIGHT / PROJECT RESPONSIBILITY:
Brandi Hanten, Community Development Manager

STAFF RECOMMENDATION / SUGGESTED MOTION:
Staff recommends approval of the Conditional Use request through the following motion:

I move to approve the Conditional Use Request for an accessory structure to the religious institution granted by Conditional Use in the R-1 Single Family District located at 201 Golf Course Road

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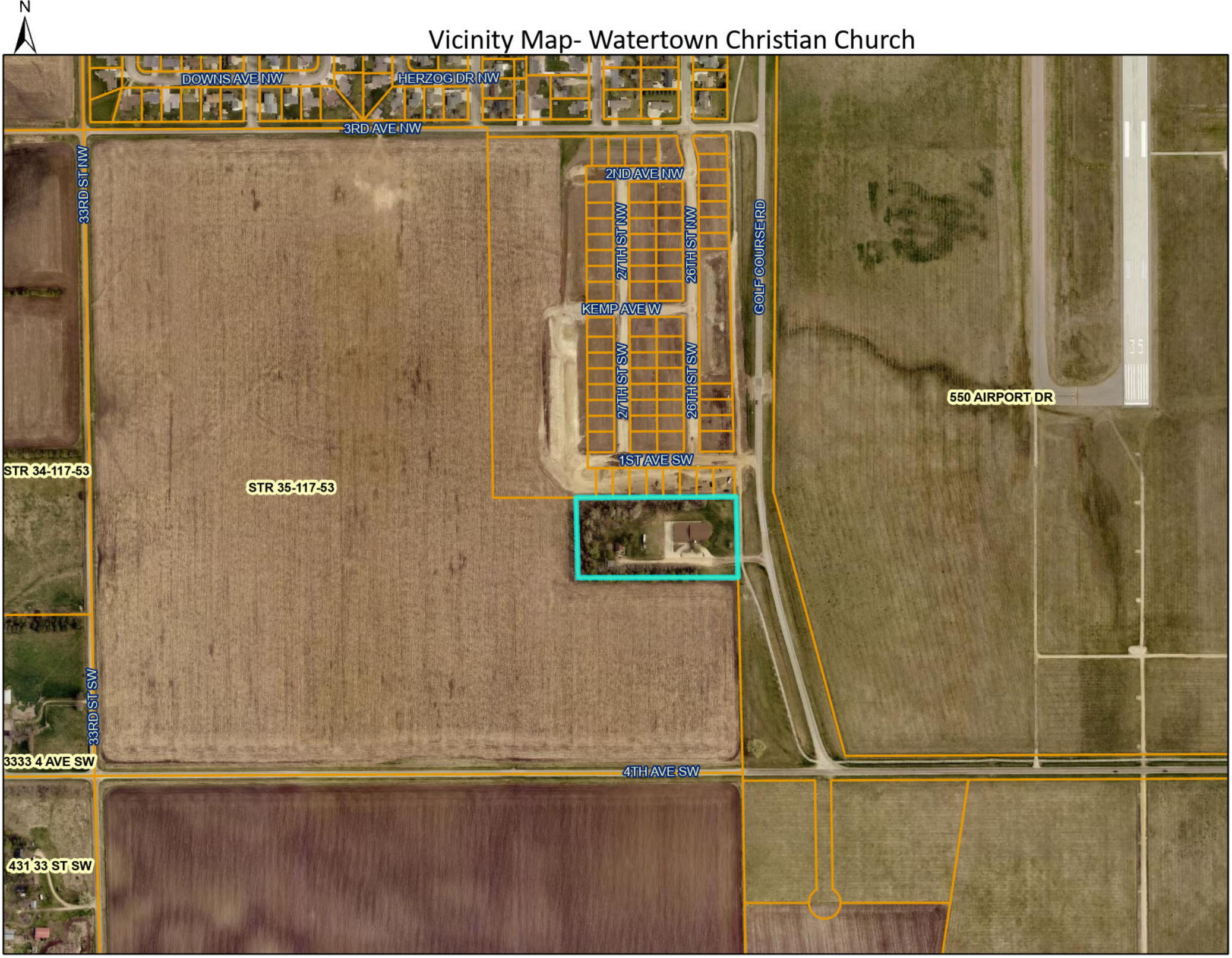
ATTACHMENT(S):
Vicinity Map
Application
Exhibit

Vicinity Map- Watertown Christian Church



City of Watertown, SD

July 1, 2024

CU-24-13

Conditional Use Application

Status: Active

Submitted On: 6/18/2024

Primary Location

201 GOLF COURSE RD
WATERTOWN, SD 57201

Owner

WATERTOWN CHRISTIAN CHURCH
201 GOLF COURSE RD
WATERTOWN, SD 57201-

Applicant

Kevin Theisen
507-828-1018
kevin.theisen@lakeareatech.edu
45243 174th St.
Watertown, SD 57201

Applicant Information

Applicant is...

Owner

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

KevinTheisen

Main Contact Phone Number

507-828-1018

Main Contact Email

kevin.theisen@lakeareatech.edu

Main Contact Address

Property Information

Address of Conditional Use Request*

201 Golf Course Rd

Owner Name*

WATERTOWN CHRISTIAN CHURCH

Legal Description *

E658' N329' S1128' NW1/4 CITY LANDS 35-117-53 TAX EXEMPT

Property Zoning District

R-1 Single Family Residential District

Requested Conditional Use

21.1002.2h: All Conditional Uses. If a permit to construct an accessory structure is requested; and such structure will be accessory to a primary structure or use previously granted a conditional use; the permit may only be issued as a conditional use by the Board of Adjustments.

Please reference Title 21 for applicable conditional uses in specific districts.

Describe how the use will be established on the property*

The church plans to build a 20'x40' picnic shelter in the rear of the property.

How many parking spaces are provided on site for the proposed use?*	What is the square footage of the structure the use will encompass?
Will utilize the existing parking lot.	800

Justification for Request

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual conditional uses and the satisfactory provision and arrangement has been made concerning the following, where applicable:

Please answer the below items (a-h) on how they are addressed on the property or how the requested conditional use will be accommodated for if approved. If an item(s) will not be affected, insert "NA" in that field(s).

A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Will utilize the existing driveway.

B. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district.*

Will utilize the existing parking lot.

C. Refuse and service areas, with particular reference to the items in (a) and (b) above*

Solid waste collection container and service are existing.

D. Utilities, with reference to locations, availability and compatibility*

N/A

E. Screening and buffering with reference to type, dimensions and character*

In the rear of the property. The area is surrounded by existing tree belt.

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic affect, and compatibility and harmony with properties in the district.*

N/A

G. Required yards and other open space.*

The structure will meet setback requirements.

H. General compatibility with adjacent properties and other property in the district*

The structure is incidental to the church. The location of the structure is setback far off neighboring property lines and is screened by trees.

You can also upload any site plans, images, sketches, etc. in the attachment section later in the application if that helps to better explain your request.

Sign Posting

Provided by the City, a sign must be posted by the applicant on the property requesting a conditional use at least five (5) days before the time of hearing, per City Ordinance Ch. 21. 0202 2.B.3.

City staff will send notification when the sign is ready to be picked up via OpenGov. Please check the application or the email address provided for notification.

I acknowledge that I will be required to post the sign stating the requested conditional use for the above referenced property.

Kevin Theisen
Jun 18, 2024

Acknowledgement

I, the undersigned, do hereby affirm the above statements are true and correct and agree to comply with the provisions of the ordinances of the City of Watertown and the approved plans and specifications accompanying this application.

Kevin Theisen
Jun 18, 2024

I am the...*

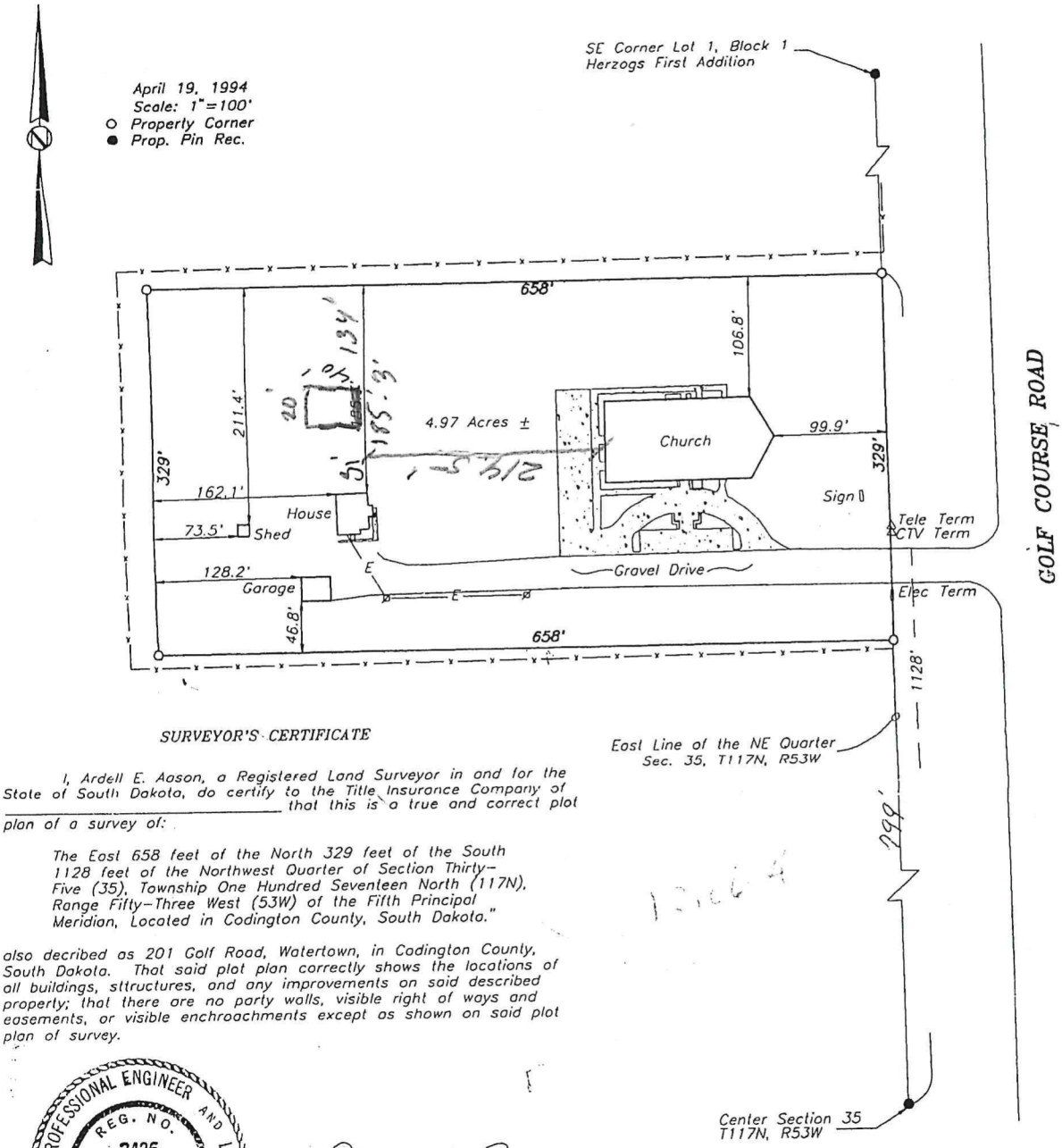
Owner

Date*

06/19/2024

Plot Plan of

The East 658 feet of the North 329 feet of the South 1128 feet of the Northwest Quarter of Section Thirty-Five (35), Township One Hundred Seventeen North (117N), Range Fifty-Three West (53W) of the Fifth Proncipal Meridian, Located in Codington County, South Dakota."



SURVEYOR'S CERTIFICATE

I, Ardell E. Aason, a Registered Land Surveyor in and for the State of South Dakota, do certify to the Title Insurance Company of _____ that this is a true and correct plot plan of a survey of:

The Eost 658 feet of the North 329 feet of the South 1128 feet of the Northwest Quarter of Section Thirty-Five (35), Township One Hundred Seventeen North (117N), Range Fifty-Three West (53W) of the Fifth Principal Meridian, Located in Codington County, South Dakota."

also decribed as 201 Golf Road, Watertown, in Codington County, South Dakota. That said plot plan correctly shows the locations of all buildings, sttructures, and any improvements on said described property; that there are no party walls, visible right of ways and easements, or visible enchroachments except as shown on said plot plan of survey.

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO. 3426
ARDELL E. AASON
SOUTH DAKOTA

Dated: April, 1994

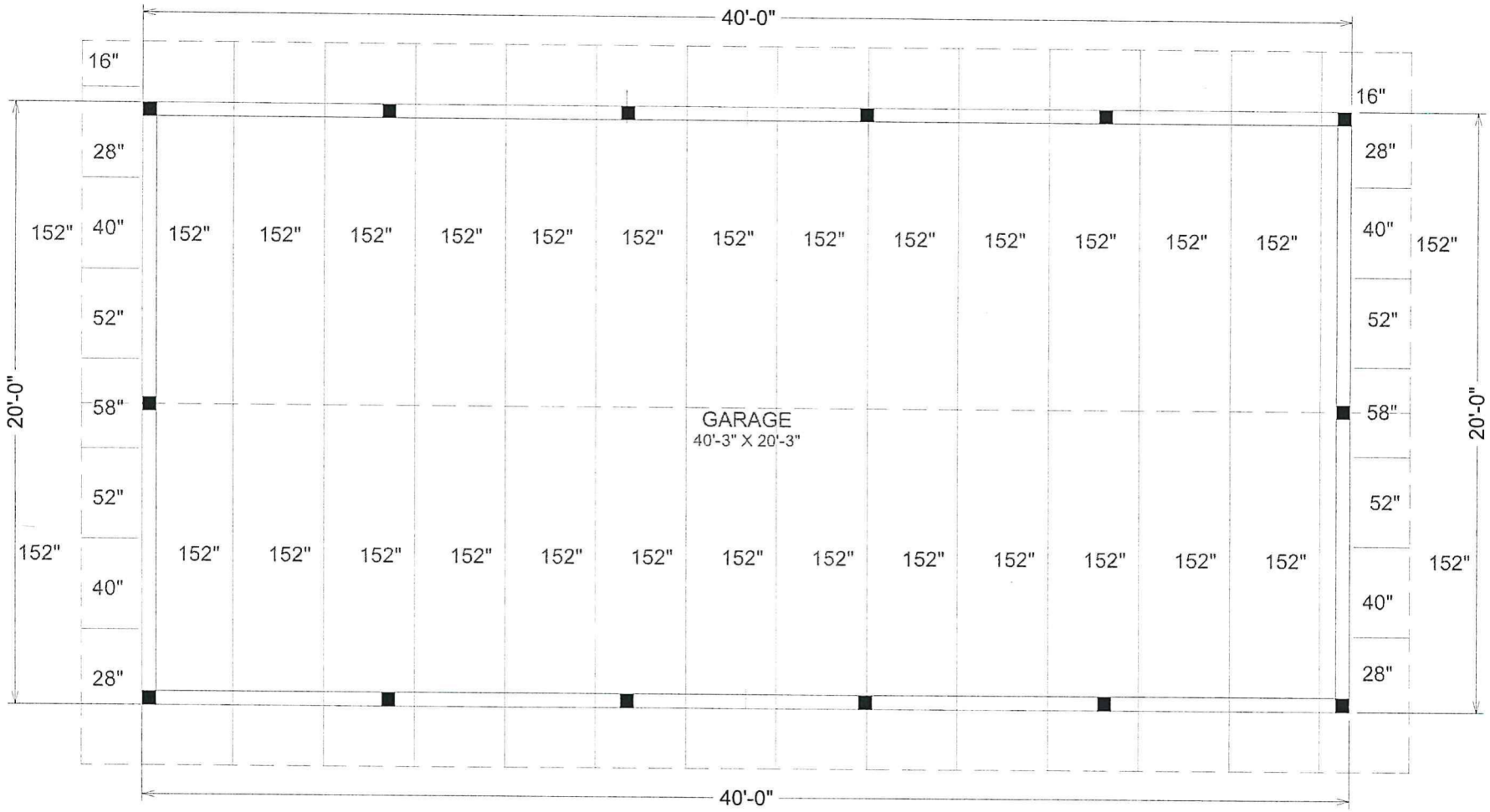
Ardell E. Aason
Reg. Prof. Engr. & Land Surveyor

Owner: Watertown Christian Church
SOUTH LAKE CHURCH OF CHRIST
A South Dakota Nonprofit Corporation
201 Golf Road
Watertown, Codington County, South Dakota

Subject to Easements and Encroachments not Found of Record

CHUR4827 DRAWN BY: kim PLOT DATE: 04/21/94 14:30

Poles 96" o.c.
Trusses 48" O.C.
4/12 Pitch 24" O.H. 6-1/16 Heel
Girted Structural Gable Ends
Soffit and Fascia



CASHWAY LUMBER	SCALE:	DATE:	DRAWN BY:	DRAWING NAME:	This print is for Cashway Lumber's use only. Cashway Lumber is not responsible for any errors or omissions. All specs must be customer verified.
191 N. Broadway Watertown, SD	1/8 in = 1 ft	6/10/2024	MG	Watertown Christian Picnic Shelter	

