

Parks, Recreation and Forestry Committees Agenda Item

Subject: Board determination of Park Land Dedication proposal for the Horning Pelican Place Addition Concept Plan

Meeting: Parks, Recreation and Forestry Board - Sep 24 2024

From: Dusty Rodiek, Director of Parks, Recreations & Forestry

BACKGROUND INFORMATION:

A Concept Plan was submitted for 99.66 Acres north of Lake Pelican and east of 33rd Street SW for property currently in the county but proposed to be annexed and zoned in phases which include residential development. According to Chapter 14.0115 the Parks and Recreation Advisory Board shall determine the park land dedication prior to the Concept Plan going forward to the Plan Commission approval of the Concept Plan.

The development includes 63.28 Acres of proposed residential development which requires a 5% park land dedication or cash in lieu as described in the ordinance included below. The developer, Steve Horning, is proposing to dedicate the required park land of 3.16 Acres to meet the 5% requirement within the detention pond areas which includes 9.47 Acres. The developer is proposing to install the walking path, disc golf course, and pavilion within the detention pond area in lieu of park land dedication or cash in lieu. On page 2 of the attached Concept Plan, the layout for the disc golf course is shown in better detail, the developer is showing a parking area for access to the disc golf course along with the other stated amenities.

The detention pond needs additional design through the preliminary and construction plan phases of the subdivision process. Staff does not support the proposed park land dedication and would recommend an extension of the recreational trail from KAK's 1st Addition to the west to connect to 13th Avenue SW to connect to other recreational areas to the east in the future. The trail easement would be 12' in width and be reserved in the area shown on the attached Concept Plan along the north side of the detention area. The trail easement would encompass approximately .91 Acres leaving the additional 2.25 Acres to collected via cash in lieu to an amount to be determined in accordance with ordinance included below, highlighted in blue.

In Chapter 5.0222 of the Revised Ordinances, floodway areas can be used for park dedication as described in the ordinance language included below as portions of the detention pond area is within the 100-year floodplain, this is at the discretion of the the Board. The floodplain area can be seen on the attached vicinity map in the red shading on the southeast corner of the selected area. It appears that approximately two (2) acres in the most southeastern corner is wet while the remainder of the

9.47 acres proposed to be graded to function as the detention pond for the development is able to be farmed currently.

14.0115: PARK LAND DEDICATION

Park land dedication shall be applicable for residential subdivisions under Title 24 or Annexations that are residentially zoned and are not anticipated to be more intensively developed or expanded following annexation.

1. Park land dedication shall be determined by the Parks and Recreation Advisory Board prior to the Concept Plan or Annexation being submitted to the Plan Commission for approval and recommendation to the City Council.

2. Park land dedication shall be provided by: a. Land dedication within the development for park, public lands, recreational trails, and other recreational purposes of five percent (5%) of the land being subdivided; or b. Cash in lieu of park land dedication in an amount equal to the valuation of one percent (1%) of the land being subdivided. The valuation shall be the assessed value within city limits for developed residential property as determined by the Director of Equalization Office; or c. A combination of 2.a. and 2.b.

3. Concept Plans will show development phasing to be considered by the Parks and Recreation Advisory Board, and a park land dedication schedule shall be developed to ensure adequate park land or cash in lieu of park land is being dedicated for each phase of development.

4. Park land dedication or cash in lieu of park land dedication will occur at the time of final plat approval and prior to recordation of plat.

5. This Section 14.0115 shall not apply to forced annexation unless specifically set out in the resolution adopted by the City Council for the annexed property.

6. Monies derived from this ordinance shall be restricted for the sole purpose of park and playground acquisition and/or development.

5.0222 FLOODWAYS

7. In lieu of the maintenance responsibilities set forth in Sections 5.0222(2)(c) and 5.0222(6) above, the owner(s) of floodway property may, at the time of annexation or master planning, but prior to any development, dedicate those areas designated as floodway to the City, under the jurisdiction of the Parks, Recreation and Forestry Board, for use as public parks. Floodway property dedicated under this ordinance provision may be used to partially fulfill the park dedication requirements of Section 14.0120 at the discretion and direction of the Parks, Recreation and Forestry Board.

FINANCIAL CONSIDERATIONS:

2.25 Acres for cash in lieu of park land dedication.

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

Heath VonEye, Assistant City Manager/Public Works Director

Dusty Rodiek, Parks, Recreation, and Forestry Director

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends an extension of a recreational trail as shown on the attached Concept Plan and to collect the additional 2.25 park land dedication requirement via cash in lieu for 1% of the land being subdivided for developed residential property as determined by the Director of Equalization.

ATTACHMENT(S):

[Vicinity Map](#)

[Concept Plan](#)

Vicinity Map



PELICAN PARK ESTATES ADDITION PROPOSED ZONING:

- R-1 - SINGLE FAMILY RESIDENTIAL
- R-2 - SINGLE FAMILY ATTACHED RESIDENTIAL
- R-3 - MULTI-FAMILY RESIDENTIAL
- PUD - PLANNED UNIT DEVELOPMENT
- I-1 - LIGHT INDUSTRIAL DISTRICT
- PARK/GREEN SPACE

LEGAL DESCRIPTION

N1035' GOVT LOTS 3-4 & THAT PT RAILROAD ADD LYING WITHIN LESS DEEDED AND PLATTED PARCELS.

ALSO SW1/4 NW1/4 & GOVT LOTS 3-4 LESS N1035' & LESS RAILROAD ADD

ALSO GOV'T LOT 6 ALL IN SECTION 2, TOWNSHIP 116 NORTH, RANGE 53 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

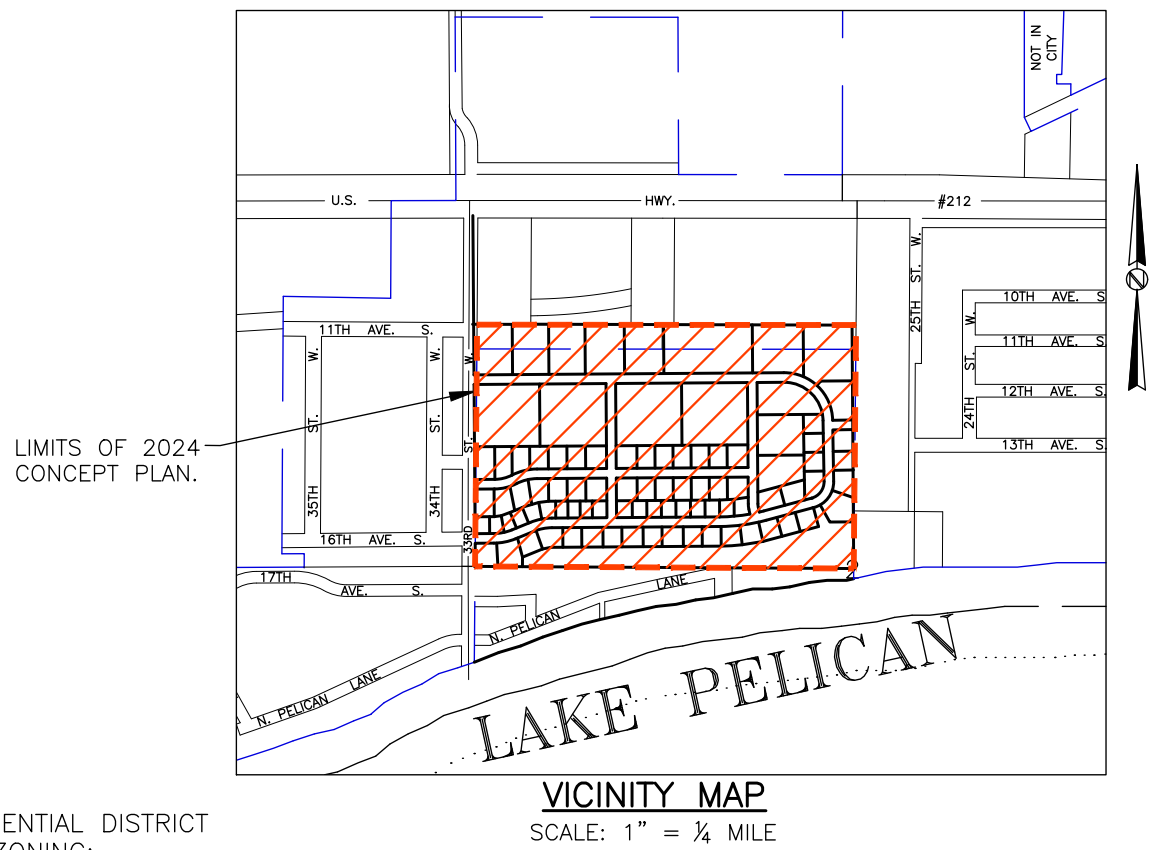
GENERAL NOTES

1. BASIS OF BEARING: UTM ZONE 14 NORTH - WGS 84. DISTANCES SHOWN ARE TO GROUND.

2. ELEVATIONS BASED ON NAVD 88 DATUM - USING PID AC7987 - GEOID 09.

3. THERE ARE NO KNOWN DRAINAGE PROBLEMS UPSTREAM OR DOWNSTREAM OF THIS PROPERTY.

4. FLOODPLAIN IS IDENTIFIED WITHIN THE PROJECT AREA ON CURRENTLY EFFECTIVE FEMA FIRM PANEL NO. 46029C0320D.



PROPOSED SETBACKS:

ZONE: R-1, SINGLE FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 9 FEET
REAR YARD: 25 FEET

ZONE: R-2, SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 9 FEET
REAR YARD: 25 FEET

ZONE: R-3, MULTI-FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET (3 TO 8 UNITS)
55 FEET (>8 UNITS)
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET (3 TO 8 UNITS)
15 FEET (>8 UNITS)
REAR YARD: 25 FEET

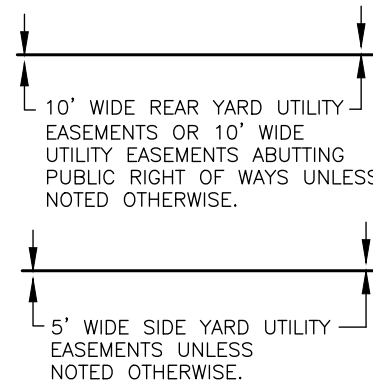
ZONE: PUD, PLANNED UNIT DEVELOPMENT
USE SAME REQUIREMENTS AS R-1 ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 9 FEET
REAR YARD: 25 FEET

ZONE: I-1, LIGHT INDUSTRIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 60 FEET
FRONT YARD: 40 FEET
SIDE YARD: 20 FEET
REAR YARD: 30 FEET

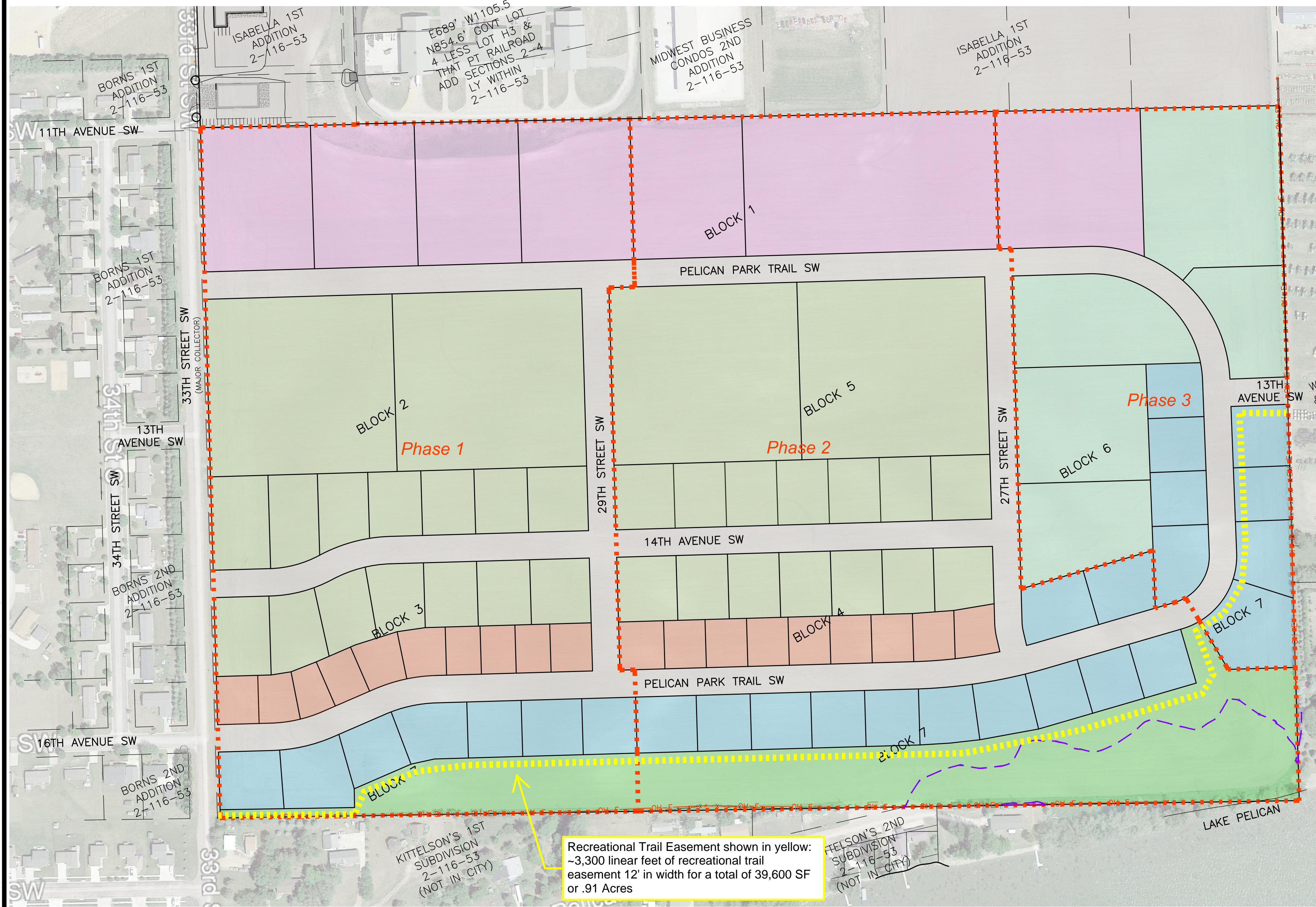
ZONING AUTHORITY: CITY OF WATERTOWN
PHONE NUMBER: (605) 882-6202 EXT:3528
CONTACT PERSON: BRANDI HANTEN



EASEMENT INFORMATION

DEVELOPER REQUESTS

1. INSTALLATION OF WALKING PATH, DISC GOLF COURSE, AND PAVILION IS REQUESTED TO BE IN LIEU OF PARK LAND DEDICATION OR PARK FEE.
2. THE DEVELOPER INTENDS TO DEDICATE THE DETENTION POND / RECREATIONAL AREA TO THE CITY OF WATERTOWN, SD.



Recreational Trail Easement shown in yellow:
~3,300 linear feet of recreational trail
easement 12' in width for a total of 39,600 SF
or .91 Acres

W578' GOVT LOT 2
& W578' GOVT LOT
7 LESS THAT PT LY
SLY N BOUNDARY
BLK 20 WATERTOWN
EQUIPMENT
COMPANY ADD
2-116-53

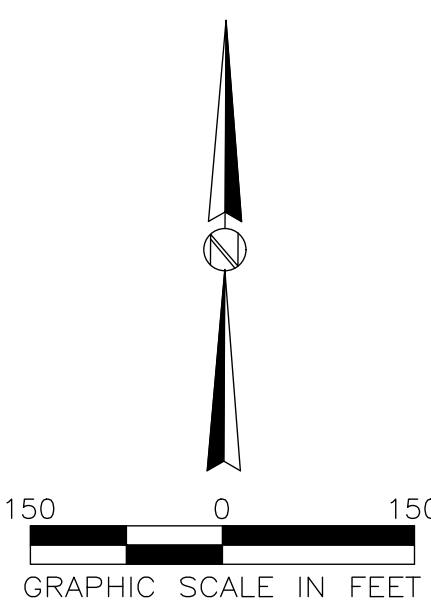
RAGELS ADDITION
2-116-53

AREAS

TOTAL AREA: 99.66± ACRES
R1 ZONING: 4.88± ACRES
R2 ZONING: 12.44± ACRES
R3 ZONING: 9.60± ACRES
PUD ZONING: 36.36± ACRES
I-1 ZONING: 17.60± ACRES
GREEN SPACE/PARK: 9.47± ACRES
DEDICATED RIGHT OF WAY: 9.30± ACRES

PARK AREAS

REQUIRED PARK DEDICATION: 3.16± ACRES



Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158
Aason Engineering Co., Inc.

OWNER / DEVELOPER

STEVEN T. HORNING
15 9TH AVE. SE
WATERTOWN, SD 57201

CONTACT:
TED HORNING
(605) 886-4939

ENGINEER / CONSULTANT

AASON ENGINEERING
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REVISIONS:

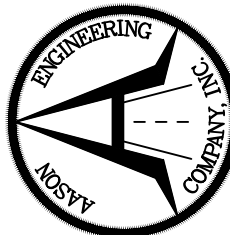
DATE:

BY:

CONCEPT
PLANS

This Work Coordinated By:

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Fax No. (605) 882-1242



GENERAL LAYOUT

HORNING PELICAN PLACE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JULY 17, 2024

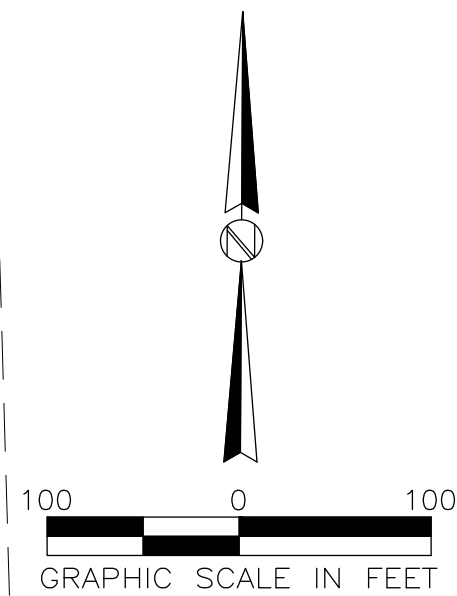
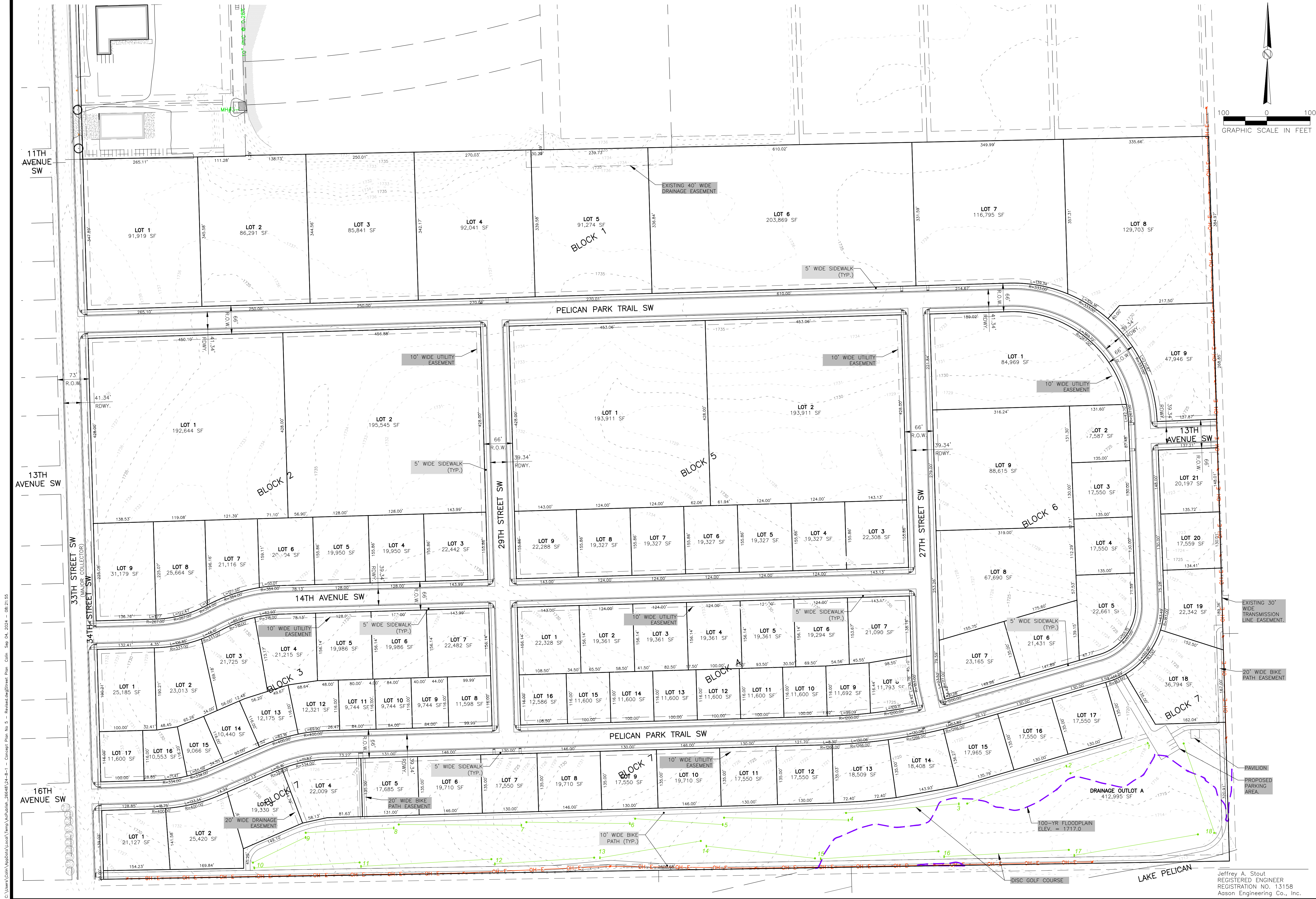
SCALE: 1"=150'

DRAWN BY: JAS

JOB NO.: 2024-026

SHEET 1 OF 6

C:\Users\Colin\AppData\Local\Temp\MapData\Local\Temp\MapData\26448\24-8-1 - Concept Plan No 5 - Revised.dwg\Street Plan Colin Sep 04, 2024 - 08:21:55



OWNER / DEVELOPER
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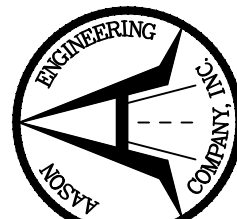
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REVISIONS:
DATE:
BY:

CONCEPT PLANS

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STREET PLAN

HORNING PELICAN PLACE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODDINGTON, SOUTH DAKOTA

DATE: JULY 17, 2024

SCALE: 1"=100'

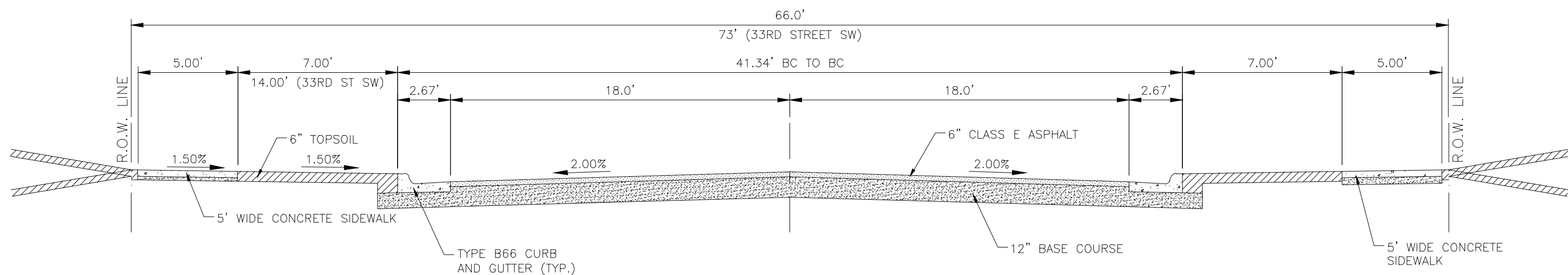
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JOB NO.: 2024-026

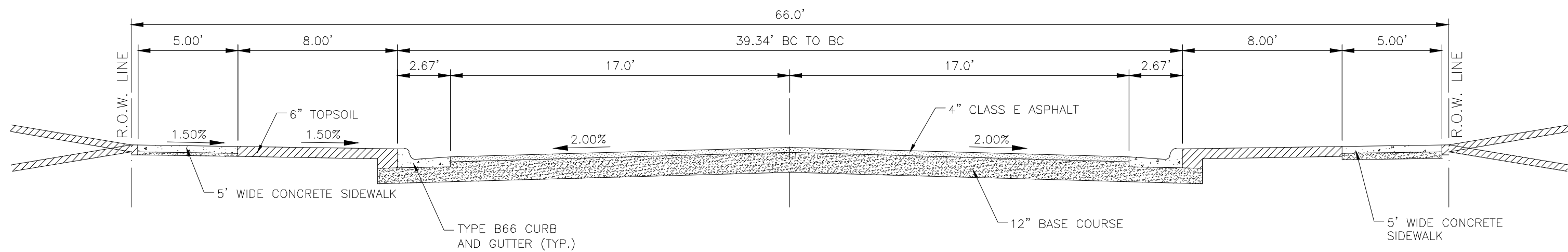
SHEET 2 OF 6

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TYPICAL COMMERCIAL/COLLECTOR
CURBED SECTION
PELICAN PARK TRAIL SW (ADJACENT TO I1 ZONING)
33RD STREET SW



TYPICAL RESIDENTIAL
CURBED SECTION
PELICAN PARK TRAIL SW (RESIDENTIAL ZONING)
27TH STREET SW
29TH STREET SW
14TH AVENUE SW
13TH AVENUE SW

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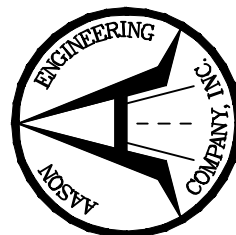
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TYPICAL SECTIONS

HORNING PELCAN PLACE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODDINGTON, SOUTH DAKOTA

DATE: JULY 17, 2024

SCALE: NO SCALE

DRAWN BY: JAS

JOB NO.: 2024-026

SHEET 3 OF 6

C:\Users\Colin\AppData\Local\Temp\MapData\Temp\MapData\Utility Plan No. 5 - Revised.dwg\Utility Plan No. 5 - Revised.dwg



Estimated Sewage Flow to this Location = 66,250 gpd (Average Daily Flow)

OWNER / DEVELOPER

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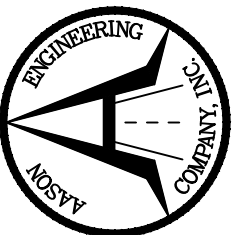
REVISIONS:

DATE:
BY:

CONCEPT
PLANS

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UTILITY PLAN

HORNING PELICAN PLACE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JULY 17, 2024

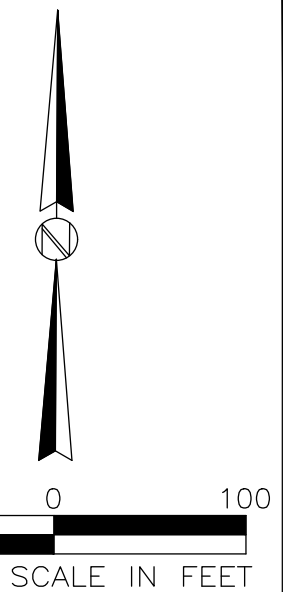
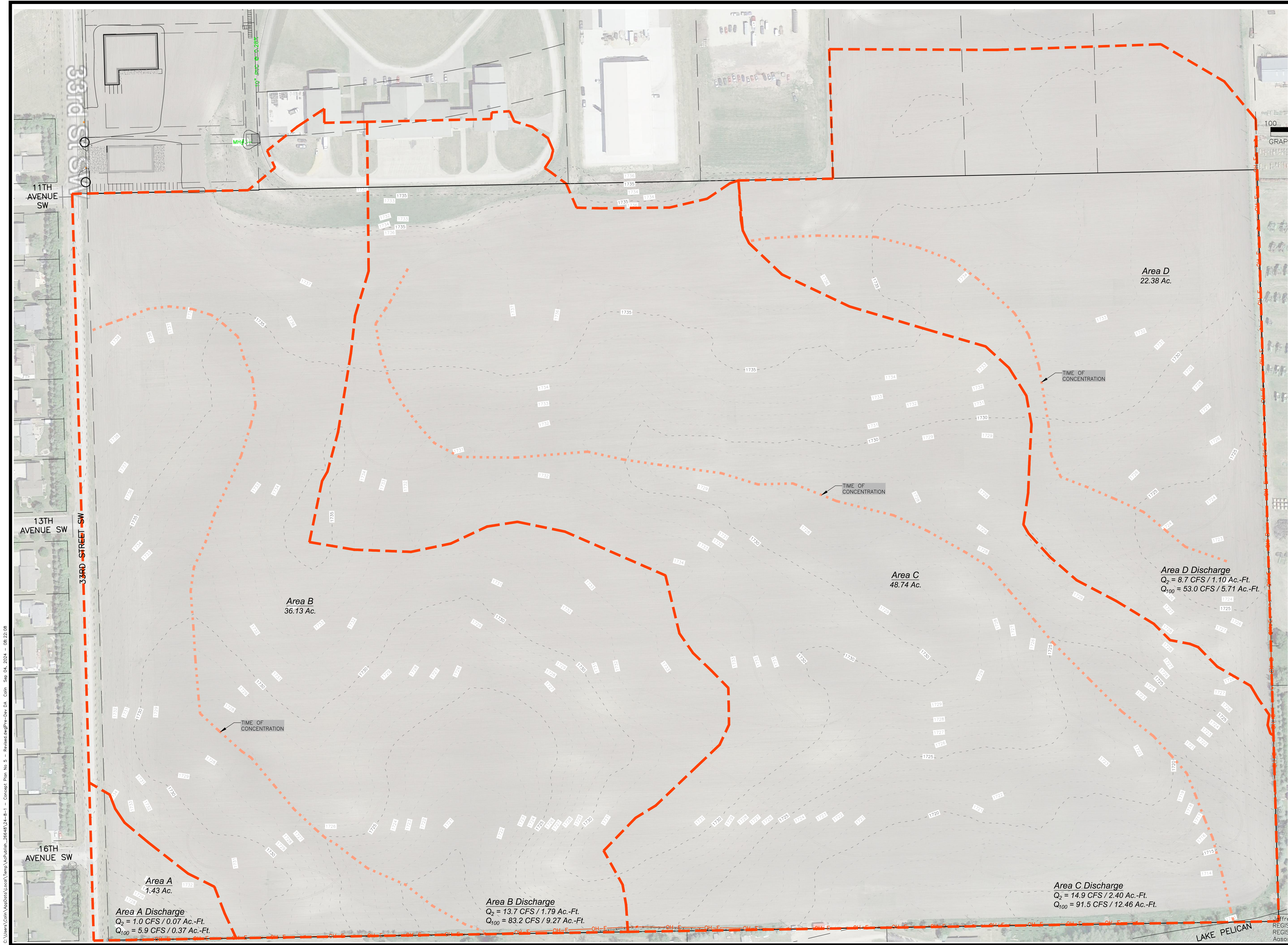
SCALE: 1"=100'

DRAWN BY: JAS

JOB NO.: 2024-026

SHEET 4 OF 6

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AASON ENGINEERING COMPANY, INC.

PRE-DEVELOPED DRAINAGE ROUTE MAP

HORNING PELICAN PLACE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODDINGTON, SOUTH DAKOTA

DATE: JULY 17, 2024

SCALE: 1"=100'

DRAWN BY: JAS

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SHEET 5 OF 6

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