# City Council

## Agenda Item

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| **Subject:** | Second Reading of Ordinance No. 23-19, Amending the Zoning Map of the City of Watertown, SD, for Lot 15 less N43' Less Lot H1 & Lot 16 Less Lot H1 Block 2 of Kranz Addition from its current designation of R-1 Single Family District to C-2 Local Commercial District |
| **Meeting:** | City Council - Sep 18 2023 |
| **From:** | Amanda Mack, City Manager |

**BACKGROUND INFORMATION:**
Donald J and Geraldine L Hoftiezer Family Trust, owner, has submitted a petition to rezone "Lot 15 less N43' Less Lot H1 & Lot 16 Less Lot H1 Block 2 of Kranz Addition to the City of Watertown, South Dakota" from R-1 Single Family Residential District to C-2 Local Commercial District.

The rezone request conforms to the Comprehensive Land Use Plan for future land uses. The rezone involves approximately 26,624.14 (.61 Acres) of land, the minimum square footage for a lot to be zoned C-2 is 10,000 SF. The lot is 181' in width, the minimum lot width in the C-2 District is 100'. The property petitioned to be rezoned will be replatted prior to building permit issuance.

With six commission members in favor and zero commission members opposed (6-0), the Plan Commission recommend approval of the rezone to the City Council, at the August 24th, 2023 meeting.

**FACTS**

- This property abuts US Highway 81 and is north of 12th Avenue NE

Adjacent Property Zoning Designations:

- R-1 Single Family Residential District- West, South, and North
- R-3 Multi Family Residential District- East

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**SUGGESTED MOTION:**
I move to approve Ordinance No. 23-19, Amending the Zoning Map of the City of Watertown, SD, for Lot 15 less N43' Less Lot H1 & Lot 16 Less Lot H1 Block 2 of Kranz Addition from its current designation of R-1 Single Family District to C-2 Local Commercial District

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**STAFF REFERENCE(S):**
Brandi Hanten, Heath VonEye, Jana Mills

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**ATTACHMENT(S):**
Petition

Vicinity Map
Future Land Use Maps- Watertown Comp Plan 2020
Ordinance No. 23-19

Prepared by: Greg Hoftiezer
Address PO Box 1120
Phone Number 605-881-8678

**STATE OF SOUTH DAKOTA)**

**: PETITION TO CHANGE ZONING**

**COUNTY OF CODINGTON )**

**TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF WATERTOWN, SOUTH DAKOTA:**

1. Your Petitioner(s), *Donald J and Geraldine L Hoftiezer Family Trust* respectfully request that the following described real property in the City of Watertown, Codington County, South Dakota, be re-zoned from its current designation as "*R-1*" to "*C-2*".

   *Lot 15 less N43', less Lot H1 and Lot 16, less Lot H1, Block 2 Kranz Add*

2. Petitioners are the owners of record of the above-described real property.
3. *We want to build a multi tenant building for Hoftiezer Real Estate and other potential tenents.*
4. The following Exhibits are attached hereto and are by reference incorporated as part of this Petition:

   *Exhibit A title – **VICINITY MAP** (required)*

   *Exhibit 'n' title – other maps and exhibits as appropriate and necessary to define the issue*

WHEREFORE, PETITIONER(S) REQUEST(S) that the City Council of Watertown, South Dakota adopt an ordinance re-zoning the above-referenced real property from its current designation as "*R-1 Single-Family Residential*" to "*C-2 Local Commercial District*".

Dated this 22nd day of June, 2023.

_Greg L Hoftiezer-Trustee_____

*[Type Name of owner(s), petitioner(s), agent(s) and/or power(s) of attorney of owner(s)/petitioner(s)]*

***[include the following notary statement for each Petitioner or Petitioners as necessary such that Petitioners' signatures are witnessed and notarized]***

State of South Dakota)
)SS:
County of Codington )

On this the 22nd day of June, ~~2021~~ 2023, before me, the undersigned officer, personally appeared *[Greg L Hoftiezer)]* known to me or satisfactorily proven to be the person(s) who signed the foregoing PETITION.

IN WITNESS THEREOF, I hereunto set my hand and official seal.

Lisa Kieso
Notary Public

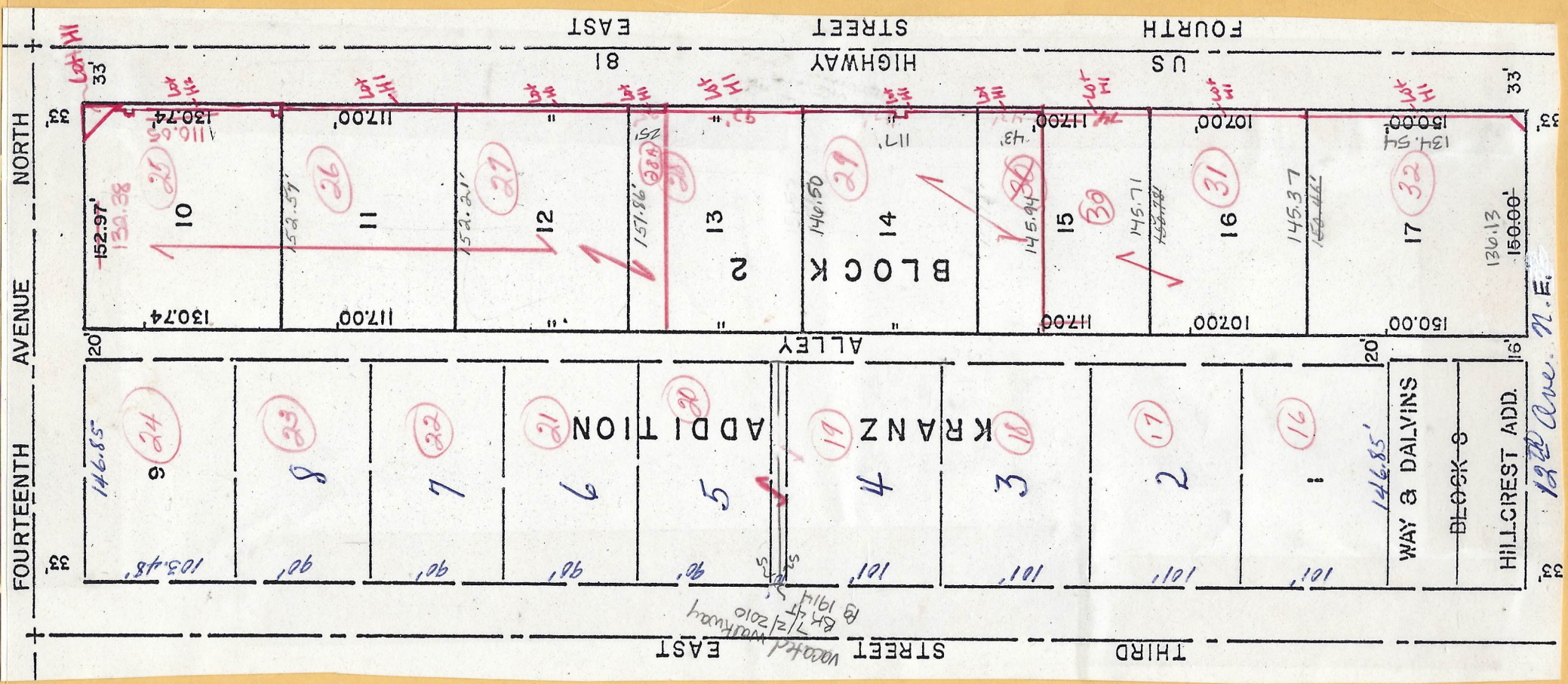
My Commission Expires: 8/6/2027 (SEAL)

LISA KIESO
Notary Public
SEAL
South Dakota

KRANZ ADDITION

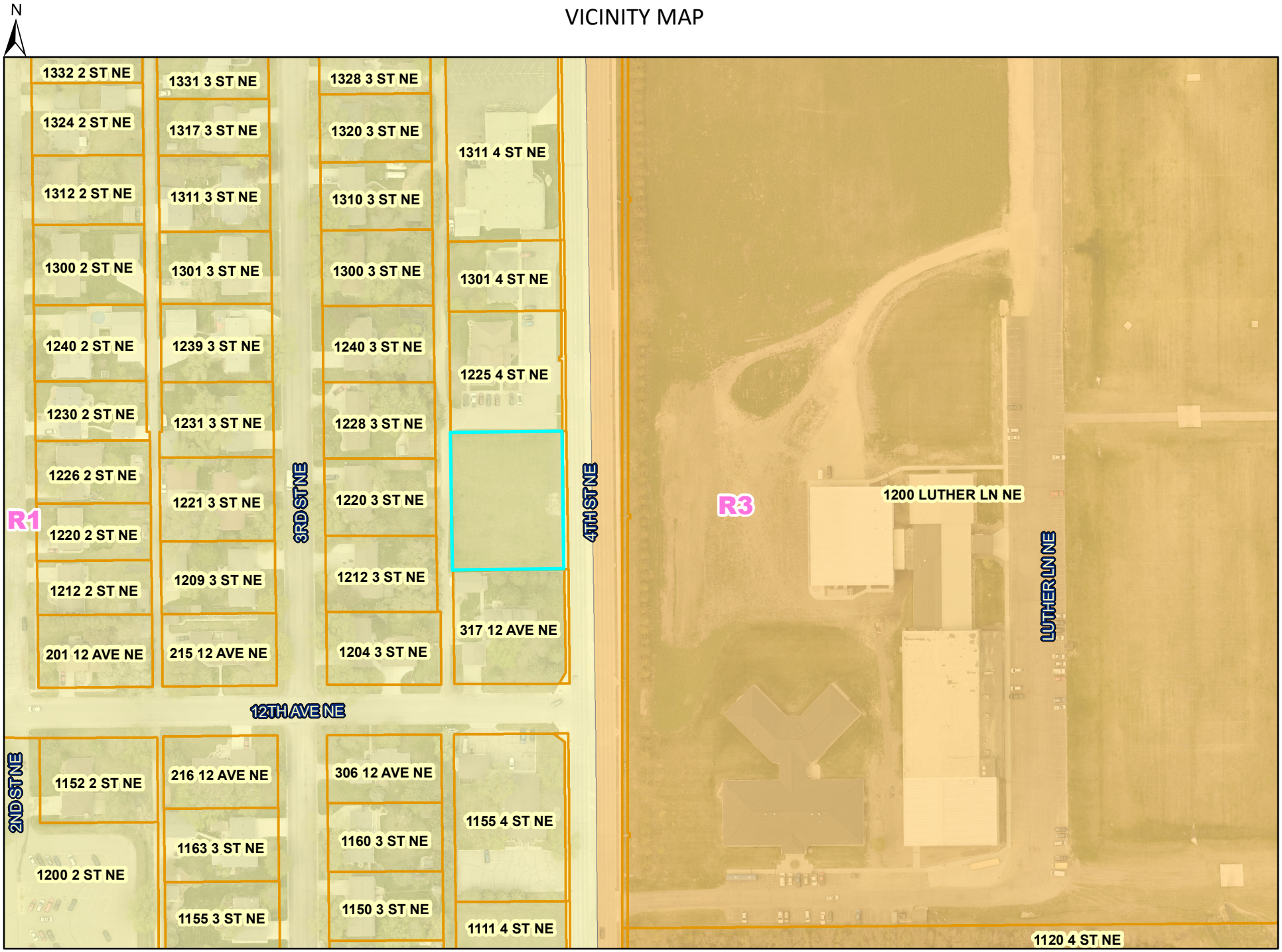
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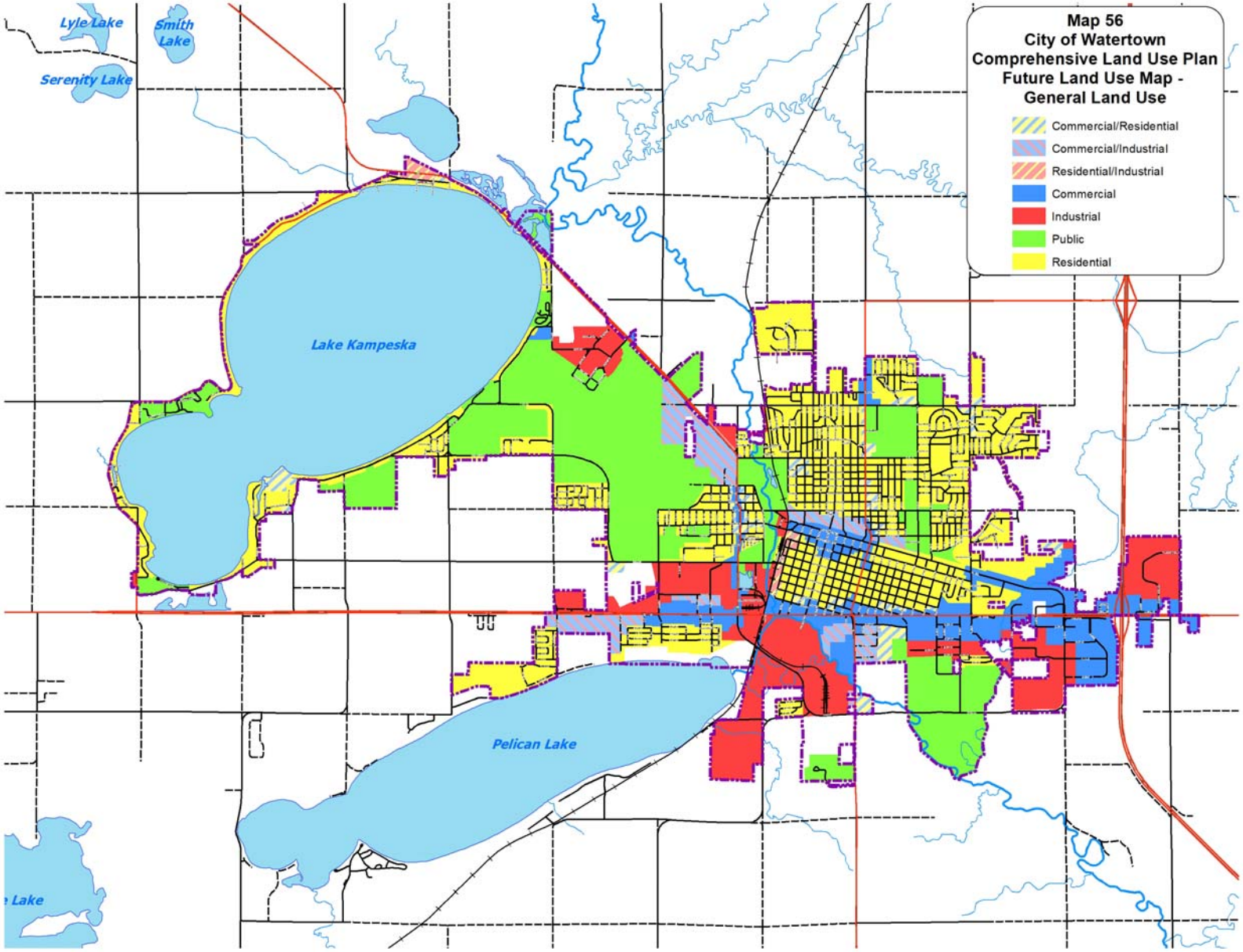
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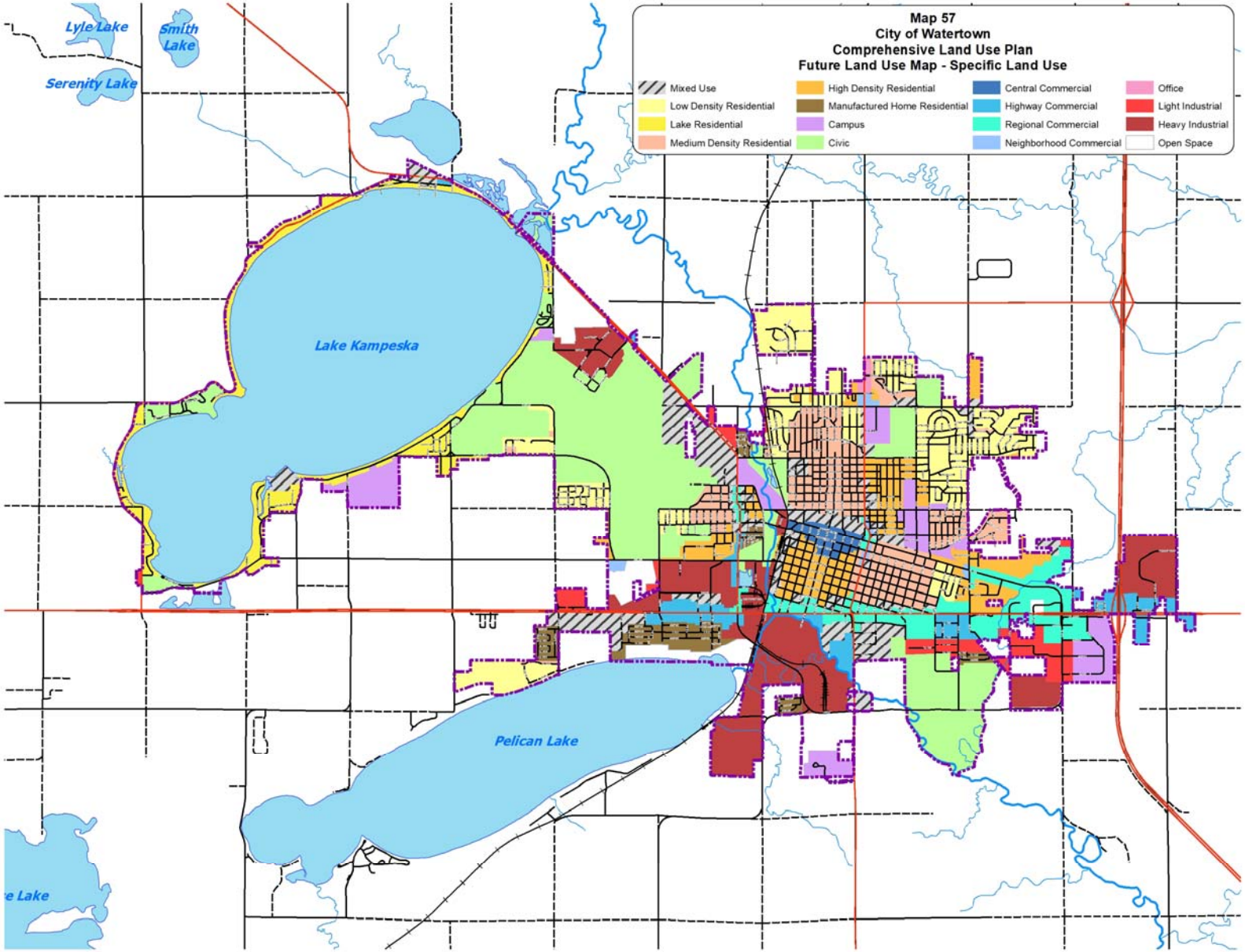


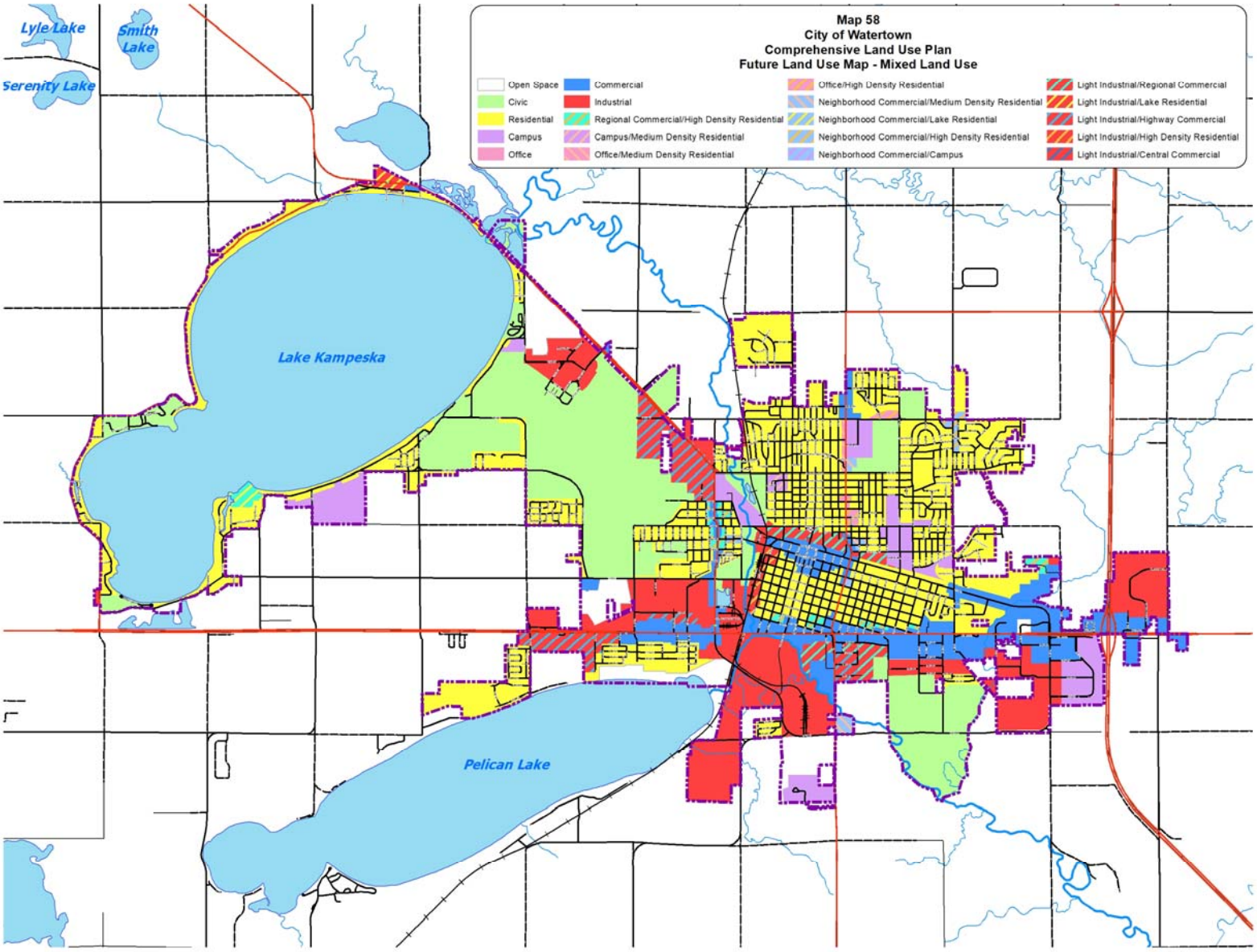

For copy of Vacation
see map in Bk 6 Way-
Dalvin-Hillcrest Add

# VICINITY MAP




Lyle Lake
Smith Lake
Serenity Lake
Lake Kampeska
Pelican Lake
Lake
Map 56
City of Watertown
Comprehensive Land Use Plan
Future Land Use Map -
General Land Use
Commercial/Residential
Commercial/Industrial
Residential/Industrial
Commercial
Industrial
Public
Residential


Map 57
City of Watertown
Comprehensive Land Use Plan
Future Land Use Map - Specific Land Use
Mixed Use
Low Density Residential
Lake Residential
Medium Density Residential
High Density Residential
Manufactured Home Residential
Campus
Civic
Central Commercial
Highway Commercial
Regional Commercial
Neighborhood Commercial
Office
Light Industrial
Heavy Industrial
Open Space
Lyle Lake
Smith Lake
Serenity Lake
Lake Kampeska
Pelican Lake


Map 58
City of Watertown
Comprehensive Land Use Plan
Future Land Use Map - Mixed Land Use
Open Space
Civic
Residential
Campus
Office
Commercial
Industrial
Regional Commercial/High Density Residential
Campus/Medium Density Residential
Office/Medium Density Residential
Office/High Density Residential
Neighborhood Commercial/Medium Density Residential
Neighborhood Commercial/Lake Residential
Neighborhood Commercial/High Density Residential
Neighborhood Commercial/Campus
Light Industrial/Regional Commercial
Light Industrial/Lake Residential
Light Industrial/Highway Commercial
Light Industrial/High Density Residential
Light Industrial/Central Commercial
Lyle Lake
Smith Lake
Serenity Lake
Lake Kampeska
Pelican Lake

**ORDINANCE NO. 23-19**

**Petition to Amend Zoning District Boundaries by Rezoning a Portion of Kranz Addition from R-1 Single Family Residential District to C-2 Local Commercial District**

**BE IT ORDAINED** by the City of Watertown, upon examination of the *Petition to Change Zoning* by Gregory Hoftiezer, Trustee for Donald J & Geraldine L Hoftiezer Family Trust, Owner, of real property described as:

> *"Lot 15 less N43' less Lot H1 & Lot 16 less Lot H1 Block 2 Kranz Addition to the Municipality Of Watertown, in the County of Codington, South Dakota.*

and based on the report and recommendation of the City Plan Commission in its Resolution No. 2023-27, that the property be, and is hereby, rezoned from the existing designation of *R-1 Single Family Residential District*, pursuant to Watertown Revised Ordinance §21.14 *to C-2 Local Commercial District*, pursuant to Watertown Revised Ordinance §21.26.

**BE IT FURTHER ORDAINED** that the new zoning designation referenced above be extended and applied to the centerline of the adjacent public right-of-ways.

**BE IT FURTHER ORDAINED** that the zoning map of the City of Watertown be so amended.

The above and foregoing Ordinance was moved for adoption by Alderperson _____, seconded by Alderperson _____, and upon voice vote motion carried, whereupon the Mayor declared the Ordinance duly passed and adopted.

I certify that Ordinance No. 23-19 was published in the Watertown Public Opinion, the official newspaper of said City, on this ____ day of _____, 2023.

Kristen Bobzien, Finance Officer

First Reading: Tuesday, September 5, 2023
Second Reading: Monday, September 18, 2023
Published: Saturday, September 23, 2023
Effective: Friday, October 13, 2023

City of Watertown

Attest:

_____
Ried Holien
Mayor

_____
Kristen Bobzien
Finance Officer