



City Council

Agenda Item

Subject: First Reading of Ordinance No. 23-14, Establishing the Zoning Designation of R-1 Single Family Residential District, R-2 Single Family Attached Residential District, and R-3 Multi-Family Residential District upon annexation, for the property to be known as The Lakes of Willow Creek Second Addition

Meeting: City Council - Aug 21 2023

From: Amanda Mack, City Manager

BACKGROUND INFORMATION:

Background :

Colin DeJong, Project Agent for J & J Land Sales, LLC, Owner, has submitted a petition for annexation and zoning for a portion of their property to be known as "The Lakes of Willow Creek Second Addition". The property includes approximately 52.6 acres and is generally located south of 3rd Avenue North, primarily west of 28th Street East, north of 1st Avenue North, and primarily east of Lewis and Clark Trail. The property is contiguous to city limits from the west and is proposing to be zoned R-1 Single Family Residential District, R-2 Single Family Attached Residential District, and R-3 Multi-Family Residential District (see exhibit).

Zoning designation of R-1 Single Family Residential District to be established for Lots 18-23 Block 2; Lots 1-12 and Park Outlot "A" Block 7; Lot 1 Block 10; Lots 1 and 18 Block 11; Lots 21 and 22 Block 12; Lot 1 Block 13 AND the zoning designation of R-2 Single Family Attached Residential District to be established for Lot 17 Block 2; Lots 1-5 Block 5; Lots 1-12 Block 6; Lots 1-22 Block 8; Lots 1-11 Block 9; AND the zoning designation of R-3 Multi-Family Residential District to be established for Lots 12-16 Block 2; Lots 6-9 Block 5; Lots 12-17 Block 9; Lot 21 Block 10 are all in conformance with the approved Concept Plan by the Plan Commission on July 20, 2023. A plat will be brought forward to be recorded with the annexation and zoning to memorialize the zoning boundaries.

The area being annexed and zoned includes ~52.6 Acres of residential zoning designation with ~3.07 Acres to be dedicated for park land. The Park, Recreation, and Forestry Board approved the proposed park dedication for the Concept Plan at the February 05, 2019 meeting.

The Plan Commission recommended approval to City Council at the August 10th, 2023 meeting (6-0).

Facts:

1. Adjacent Property Zoning Designation:
 - a. North → Codington County
 - b. East → Codington County & C-3 Highway Commercial District
 - c. South → Agricultural
 - d. West → Codington County
2. Rezone will extend to the centerline of the adjacent right-of-ways

SUGGESTED MOTION:

No Action; First Reading

STAFF REFERENCE(S):

Brandi Hanten, Heath VonEye, Jana Mills

ATTACHMENT(S):

[Petition](#)

[Vicinity Map](#)

[Ordinance No. 23-14](#)

Prepared by:

Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th Street SE
Watertown, SD 57201
Phone #: (605) 882-2371

**PETITION FOR ANNEXATION OF PROPERTY TO THE CITY OF WATERTOWN
CODINGTON COUNTY, SOUTH DAKOTA**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA:

The undersigned, Jamie Andrews, acting agent for J & J Land Sales, LLC, being the owner(s) of all the following property currently outside the corporate limits of the Municipality of Watertown, South Dakota described as:

A portion of the North Half of the Northeast Quarter of Section 33, Township 117 North, Range 52 West of the 5th P.M., Codington County, South Dakota, AND All that remaining portion of the South Half of the Northeast Quarter LESS the North 200' of the East 871.2' AND LESS the North 200' of the West 217.8' of the East 1089' AND LESS the North 225' of the West 290.5' of the East 1379.5' AND LESS Stromseth Willow Creek Addition AND LESS Stromseth East Side Addition, AND LESS The Lakes of Willow Creek First Addition; AND the North 33' of the West 53' of the North 225' of the West 290.5' of the East 1379.5' of the South Half of the Southeast Quarter of Section 33, Township 117 North, Range 52 West of the 5th P.M., Codington County, South Dakota. Subject parcel contains 52.6 +/- Acres.

which upon platting will be known as: The Lakes of Willow Creek Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

do(es) hereby petition the City of Watertown, Codington County, South Dakota, to include said contiguous property within the limits of said City, pursuant to SDCL 9-4-1, as shown on the drawing, attached hereto and incorporated by reference. Petitioner(s) aver(s) there are no legal voters residing thereon.

Petitioners further request the zoning ordinance of the City of Watertown be amended to provide the zoning designation of R-1, Single Family Residential District to Lot 18-22 Block 2; Lots 1-12 and Park Outlot "A" Block 7; Lot 1 Block 10; Lots 1 and 18 Block 11; Lots 21 and 23 Block 12; Lot 1 Block 13; AND the zoning designation of R2, Single Family Attached Residential District to Lots 1-5 Block 5; Lots 1-10 Block 6; Lots 1-22 Block 8; Lots 1-11 Block 9; AND the zoning designation of R3, Multi-Family Residential District to Lots 12-16 Block 2; Lots 6-9 Block 5; Lots 12-17 Block 9; Lot 21 Block 10; all upon platting to be known as, "The Lakes of Willow Creek Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

Dated at Watertown, South Dakota, this 30th day of June, 2023.

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

IN WITNESS WHEREOF I hereunto set my hand and official seal.

(SEAL)

My Commission Expires: 9-28-2024



ZONING DESIGNATIONS



R1 ZONING DESIGNATION



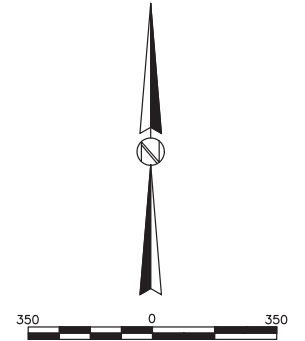
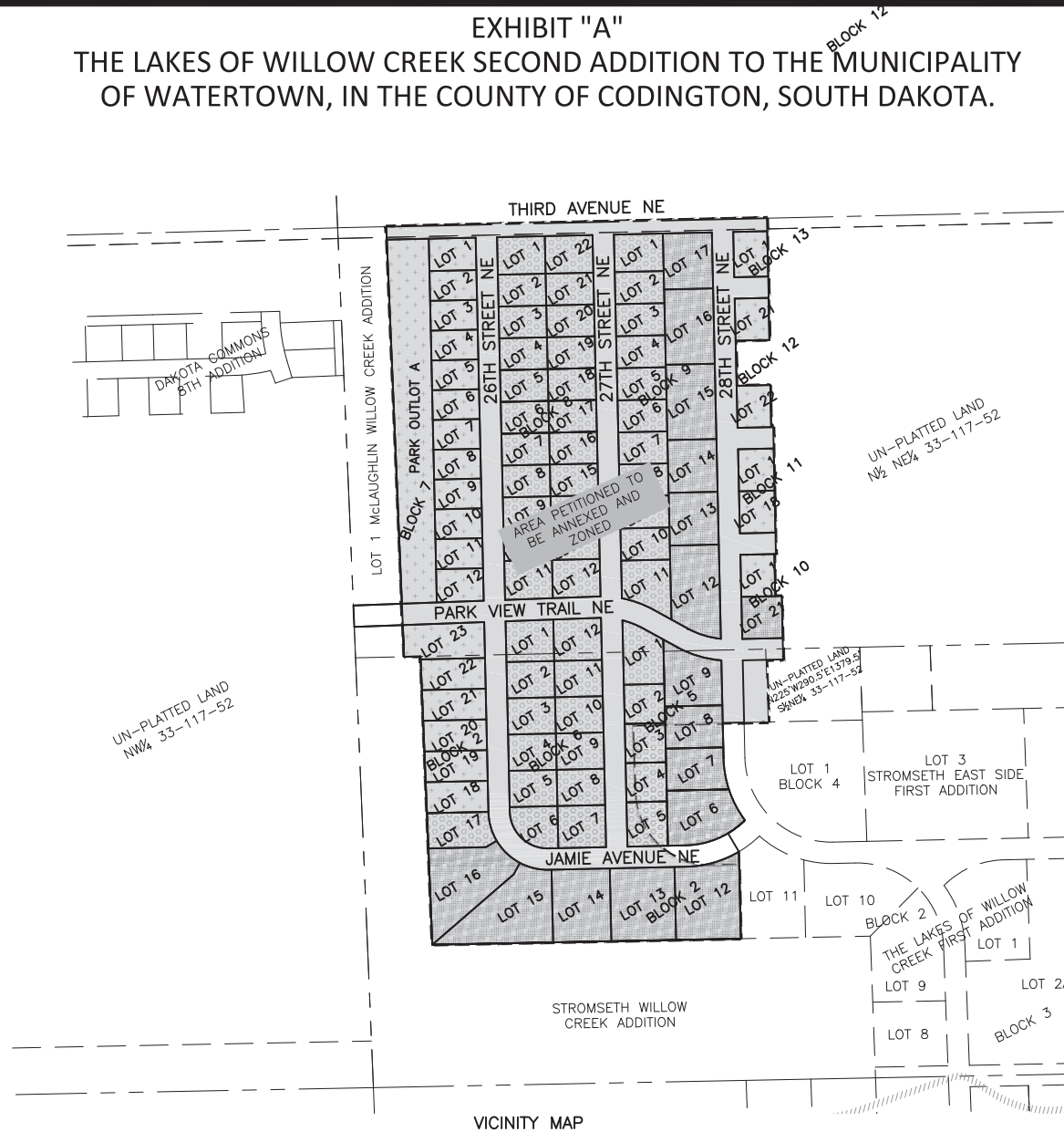
R2 ZONING DESIGNATION



R3 ZONING DESIGNATION

EXHIBIT "A"

THE LAKES OF WILLOW CREEK SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.



MAY 9, 2023
SCALE: 1"=350'



Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

VICINITY MAP



Vicinity Map



ORDINANCE NO. 23-14

An Ordinance Amending Zoning District Boundaries by Zoning The Lakes of Willow Creek Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota to R-1 Single Family Residential District, R-2 Single Family Attached Residential District, and R-3 Multi-Family Residential District

BE IT ORDAINED by the City of Watertown, upon examination of the *Petition for Zoning of property to the City of Watertown* by Colin DeJong, Project Agent for J & J Land Sales, LLC, Owner, being the owner of real property in Codington County described as:

A portion of the Northeast Quarter located in Section 33, Township 117 North, Range 52 West of the 5th P.M., Codington County, South Dakota, AND All that remaining portion of the South Half of the Northeast Quarter LESS the North 200' of the East 871.2' AND Less the North 200' of the West 217.8' of the East 1089' AND LESS the North 225' of the West 290.5' of the East 1379.5' AND LESS Stromseth Willow Creek Addition AND LESS Stromseth East Side Addition, AND LESS The Lakes of Willow Creek First Addition; AND the North 33' of the West 53' of the North 225' of the West 290.5' of the East 1379.5' of the South Half of the Southeast Quarter of Section 33, Township 117 North, Range 52 West of the 5th P.M., Codington County, South Dakota.

which upon platting will be known as: The Lakes of Willow Creek Second 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. 2023-14, that the zoning designation of said property, annexed in accordance with City Council Resolution No. 23-29, be established as *R-1 Single Family Residential District* to be established for Lots 18-22 Block 2; Lots 1-12 and Park Outlot "A" Block 7; Lot 1 Block 10; Lots 1 and 18 Block 11; Lots 21 and 23 Block 12; Lot 1 Block 13 AND the zoning designation of *R-2 Single Family Attached Residential District* be established for Lots 1-5 Block 5; Lots 1-10 Block 6; Lots 1-22 Block 8; Lots 1-11 Block 9; AND the zoning designation of *R-3 Multi-Family Residential District* be established for Lots 12-16 Block 2; Lots 6-9 Block 5; Lots 12-17 Block 9; Lot 21 Block 10 pursuant to Watertown Revised Ordinance

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. 23-14 was published in the Watertown Public Opinion, the official newspaper of said City, on this ____ day of _____, 2023.

Kristen Bobzien, Finance Officer

First Reading: Monday, August 21, 2023

Second Reading: Tuesday, September 5, 2023

Published: Saturday, September 9, 2023

Effective: Friday, September 29, 2023

Attest:

Kristen Bobzien
Finance Officer

City of Watertown

Ried Holien
Mayor