



Board of Adjustment

Agenda Item

Subject: Board Consideration of a Conditional Use Request for Storage Units (individual units must be less than or equal to six hundred (600) square feet) in the C-2 Local Commercial District on Lot 6 Block 1 Prairie Hills Development 1st Addition

Meeting: Board of Adjustment - May 22 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Owner/Applicant: Arnold Construction Inc./Dennis Arnold

Property Address: TBD South Lake Drive, Watertown, SD 57201 (2.69 Acres abutting Prairie Hills Avenue NW, South Lake Drive, and 60th Street NW).

Legal Description: Lot 6 Block 1 Prairie Hills Development 1st Addition to the Municipality of Watertown, Codington County, South Dakota.

Conditional Use Request:

The applicant is seeking a Conditional Use pursuant to §21.2303 for 9. Storage Units (individual units must be less than or equal to six hundred (600) square feet) in the C-2 Local Commercial District; contingent upon compliance with Specific Rules Governing Individual Conditional Uses §21.0202 under 2.b.7. a - h.

The C-2 Local Commercial District zoning designation was planned from the inception of the development and is shown on the approved Preliminary Plan from 2006 which complies with the Comprehensive Land Use Plan. The property was annexed and zoned as C-2 Local Commercial District in 2007 as part of the Prairie Hills Development 1st Addition. The property is ~117,148 SF, or 2.69 acres, which exceeds the minimum lot size requirements, 10,000 SF, in the C-2 District and is in close enough proximity to the existing sanitary sewer and water main to utilize public utilities. The property has triple frontage abutting Prairie Hills Avenue NW on the north and South Lake Drive along the south and east property lines. South Lake Drive is considered a major collector route to the east and a minor collector route to the south on the DOT Master Transportation Plan. The applicant plans to utilize the existing approved access off of South Lake Drive on the south for ingress and egress into the lot. A row of trees has been planted around the perimeter of the property to begin establishing separation from the neighboring residential lots. However, if outdoor storage is intended to be utilized with the storage units, sufficient screening will be required and must be approved by the Administrative Official.

Adjacent Property Zoning Designation:

- North → R-2 Single Family Attached Residential District
- East → County
- South → County

- West → R-1 Single Family Residential District

Facts:

The property is not located within a jurisdictional wetland, regulated flood zone, a protected aquifer overlay district.

Chapter 21.0202 2 b.7.(a-h) states:

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
Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of the conditional use through the following motion:

I move to approve the Conditional Use Request for Storage Units (individual units must be less than or equal to six hundred (600) square feet) in the C-2 Local Commercial District on Lot 6 Block 1 Prairie Hills Development 1st Addition

ATTACHMENT(S):

[Application](#)
[Vicinity Map](#)
[Preliminary Plan](#)

Conditional Use Application**CU-25-8**

Submitted On: Apr 30, 2025

Applicant

 Dennis Arnold
 6058801807
 hazelsd1968@gmail.com

Primary Location

Point Location: 44.8950, -97.2093

Applicant Information**Applicant is...**

Owner

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Dennis Arnold

Main Contact Email

hazelsd1968@gmail.com

Main Contact Phone Number

605-880-1807

Main Contact Address

--

Property Information**Address of Conditional Use Request**

TBD South Lake Drive

Owner Name

ARNOLD CONSTRUCTION INC

Legal Description

LOT 6 BLK 1 PRAIRIE HILLS DEVELOPMENT 1ST ADD

Property Zoning District

C-2 Local Commercial District

Requested Conditional Use21.2603.9. Storage Units. (Individual units must be less than or equal to (\leq) six hundred (600) sf)

Please reference Title 21

(<https://www.watertownsd.us/DocumentCenter/View/2382/Ordinance-Book-for-Website?bidId=>) for applicable conditional uses in specific districts.

Describe how the use will be established on the property

Plan to develop the lot with storage units with the potential to further develop the lot with neighborhood retail.

How many parking spaces are provided on site for the proposed use?

Will have as many as will be required.

What is the square footage of the structure the use will encompass?

--

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 approved approach off of South Lake Drive.

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 install as much parking as will be required by the ordinance.

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

Shared dumpster.

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

Using City utilities if needed.

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

N/A. Has evergreens planted along the property lines on all sides.

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.

would install a sign in accordance with the ordinance regulations.

G. Required yards and other open space.

will do what is required by the ordinance.

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

Design will be designed

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.

true

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.

true

I am the...

Owner

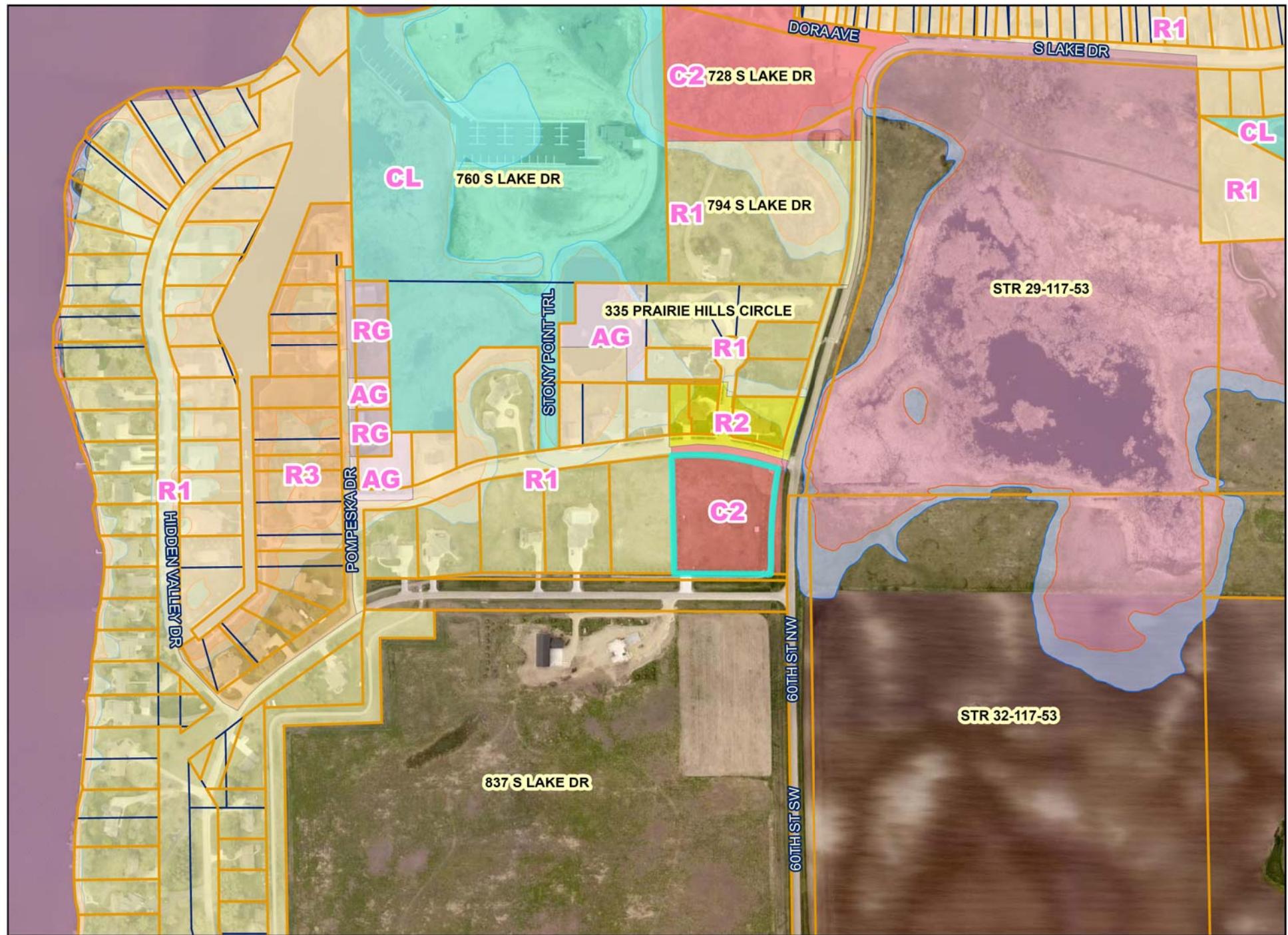
Date

04/30/2025



Vicinity Map

0 165 330 660 Feet



Vicinity Map of Prairie Hills Development

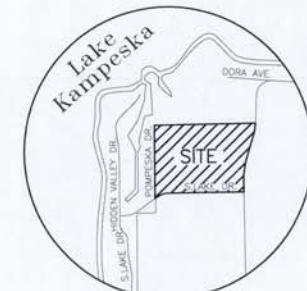
The South 40 Rods of Gov't Lot 3 and all that part of the South 40 Rods of Lot 2 lying West and North of South Lake Drive, in Section 29, Township 117 North, Range 53 West of the 5th P.M., Codington County, South Dakota.

That portion of the East Half of the Northwest Quarter of Section 32, Township 117 North, Range 53 West of the 5th P.M., which lies North of Road Outlot A.

Tract contains 30.4± Ac.

September 27, 2006
Scale: 1"=240'

240 0 120 240



VICINITY MAP

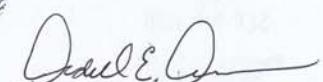
Zoning
R-1
R-3
C-2



Prepared By
AARON ENGINEERING COMPANY, INC.

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




Dennis E. Arnold
Registered Land Surveyor

Owner/Developer: Dennis Arnold
605-886-2174

