

Board of Adjustment Agenda Item

Subject: Board Consideration of a Conditional Use Request for Storage Units in the C-1 Community Commercial District on the property located at 202 1st Avenue NW

Meeting: Board of Adjustment - Oct 28 2024

From: Heath VonEye, Assistant City Manager/Public Works Director

BACKGROUND INFORMATION:

Owner: Craig Holdings, LLC

Applicant: Frank Vasi

Property Address: 202 1st Avenue NW, Watertown, SD 57201

Legal Description: Lot A International Harvester Co Rear Lots 1-4 Block 35 2nd Railway Addition to the Municipality of Watertown, Codington County, South Dakota

Conditional Use Request:

The applicant is seeking Conditional Use approval pursuant to §21.2403 for 11. Storage Units to be located in the C-1 Community Commercial District; contingent upon compliance with Specific Rules Governing Individual Conditional Uses §21.0202 under 2.b.7(a-h).

The applicant is proposing to use the building as a multi-floor climate controlled, self-storage facility. The property is conforming to the minimum lot size of 625 SF with 20,484 SF in the C-1 Community Commercial District and is located within the DT Downtown Overlay District. Off-street parking is exempt in the C-1 District, however, on the south side of the building there is a loading dock with sufficient space on the private property for renters to utilize while unloading and loading items at the facility.

If approved, staff will continue to work with the applicant to ensure any major renovations will be in compliance with building and fire codes, as well as ordinances regulations.

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.
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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 Request through the following motion:

I move to approve the Conditional Use Request for Storage Units in the C-1 Community Commercial District on the property located at 202 1st Avenue NW.

ATTACHMENT(S):

[CU-24-24 Application](#)

[Vicinity Map](#)

[Exhibit](#)

Conditional Use Application

CU-24-24

Submitted On: Oct 3, 2024

Applicant

 Frank Vasi
 9145570240
 vasifamily@comcast.net

Primary Location

202 1ST AVE NW
WATERTOWN, SD 57201

Applicant Information

Applicant is...

Developer

Main Contact Phone Number

9145570240

Main Contact Address

2245 Boyds Creek Highway, Sevierville TN 37876

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Frank Vasi

Main Contact Email

vasifamily@comcast.net

Property Information

Address of Conditional Use Request

202 1st Ave NW, Watertown SD 57201

Owner Name

Frank Vasi

Legal Description

Frank Vasi is in contract to purchase the building at 202 1st Ave NW in Watertown SD

Property Zoning District

C-1 Community Commercial District

Requested Conditional Use

Frank Vasi would like to request to use the building at 202 1st Ave NW to build a multi-floor climate controlled self storage facility.

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

Each floor of the building will be used for climate controlled self storage. The rear loading dock will be for customers to load and unload items from their storage units

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

The side of the building already has a parking spot that can fit roughly 3-4 cars. The rear loading dock can also fit 2-3 parked cars without impeding customers from loading and unloading items from the building. There is also parking on the street for customers to use.

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

The use will encompass roughly 51,000sqft

Justification for Request

Before any conditional use shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual

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

conditional uses and the satisfactory provision and arrangement has been approved. If an item(s) will not be affected, insert "NA" in that field(s).
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.

The building can be entered through the front door, which has sidewalk access. The building can also be entered from the rear automatic sliding door we will install. Customers will have an elevator, that goes through all floors. They will have a stair well that connects to all 4 floors as well as an additional stairwell that connects floor 1 and 2. Lastly, customers will have access to a fire escape that connects all 4 floors.

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.

Customers will mainly use the existing rear loading dock. There will be no additional economic, noise, glare, or odor effect to adjoining properties. Customers will simply park at the loading dock and unload items into their units.

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

NA

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

New heating and air condition systems will be installed on the West side of the building.

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

NA

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.

We will install a sign over the front door. Glowing signs illuminating the company name will be installed on the top sides of the building as well. These signs will just be illuminated letters, they will not be over bearingly bright. There will also be a few outside lights to illuminate the rear loading dock and front door. They will be no brighter then a regular outdoor light on a house.

G. Required yards and other open space.

NA

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

A storage units is very low impact. The building being used for storage should have no impact on adjoining properties.

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.

I am the...

Developer

Date



Vicinity Map

0 55 110 220 Feet





