



City Council

Agenda Item

Subject: Second Reading of Ordinance No. 22-13, Amending the Zoning Map of the City of Watertown, SD, of a Portion of Outlot X of Kampeska Dunes Second Subdivision, from R-1 Single Family Residential District to R-2 Single Family Attached Residential District

Meeting: City Council - May 02 2022

From: Heath VonEye, Public Works Director/City Engineer

BACKGROUND INFORMATION:

The owner, Jamie Andrews, Acting Agent of J&J Land Sales, LLC, has petitioned to rezone a portion of Outlot X of Kampeska Dunes Second Subdivision within the City of Watertown from its current designation of R-1 Single Family Residential District to R-2 Single Family Attached Residential as shown on the petition exhibit, attached.

The preliminary plan for Kampeska Dunes Subdivision was approved by Plan Commission on April 23rd, 2020. The proposed rezone generally conforms to the approved preliminary plan. Lots 2 thru 8 Block 3 were approved to be zoned R-3 Multi-Family Residential District. This petition proposes to rezone those lots to R-2 Single Family Attached Residential District instead of R-3 which R-2 is a more restrictive zone. The rezone contains 6.54 Acres which will be replatted to become Lots 2 thru 8 Block 3, Lots 6 thru 10 Block 4 and Lots 1 thru 5 Block 5 of Kampeska Dunes Fourth Subdivision to create 17 conforming R-2 lots.

Prior to replatting, staff will review construction plans of the associated, required infrastructure improvements. A development agreement will be entered into at the time of platting.

The Plan Commission recommended approval to City Council at the April 7th, 2022 meeting (7-0).

Facts:

- Adjacent Zoning Designations:
 - R-1 Single Family Attached Residential District: North & West
 - R-3 Multi-Family Residential District: Southeast
 - A-1 Agricultural District: East
 - County: South
- Existing Zoning Designation of property proposed to be rezoned:
 - R-1 Single Family Residential District
- Proposed Zoning Designation:
 - R-2 Single Family Attached Residential District
- Lots will be served by public sanitary sewer and water services
- Property is currently not within floodplain

SUGGESTED MOTION:

I move to approve Ordinance No. 22-13, Amending the Zoning Map of the City of Watertown, SD, of a Portion of Outlot X of Kampeska Dunes Second Subdivision, from R-1 Single Family Residential District to R-2 Single Family Attached Residential District

STAFF REFERENCE(S):

Brandi Hanten

ATTACHMENT(S):

[Petition](#)

[Vicinity Map](#)

[Approved Preliminary Plan](#)

[Ordinance No. 22-13](#)

Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc. *AE #2021-155*
1022 6th St SE
Watertown, SD 57201
Phone #: 605-882-2371

STATE OF SOUTH DAKOTA)
:
COUNTY OF CODINGTON) **PETITION TO CHANGE ZONING**

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

1. Your Petitioner(s), J&J Land Sales, LLC, 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 "R1 – Single Family Residential District" to "R2 – Single Family Attached Residential District".

A portion of Outlot "X" of the plat entitled, "Kampeska Dunes Second Subdivision to the Municipality of Watertown, in the County of Codington, South Dakota." Containing 6.54 Acres more or less.

Upon re-platting to be known as, "Lots 2 thru 8 Block 3, Lots 6 thru 10 Block 4 and Lots 1 thru 5 Block 5 Kampeska Dunes Fourth Subdivision to the Municipality of Watertown, in the County of Codington, South Dakota."

2. Petitioner is the owner of record of the above-described real property.
3. The petitioner intends to develop the area for future twin home construction.
4. The following Exhibit is attached hereto and is by reference incorporated as part of this Petition:

Exhibit A – Kampeska Dunes Fourth Subdivision to the Municipality of Watertown, in the County of Codington, South Dakota.

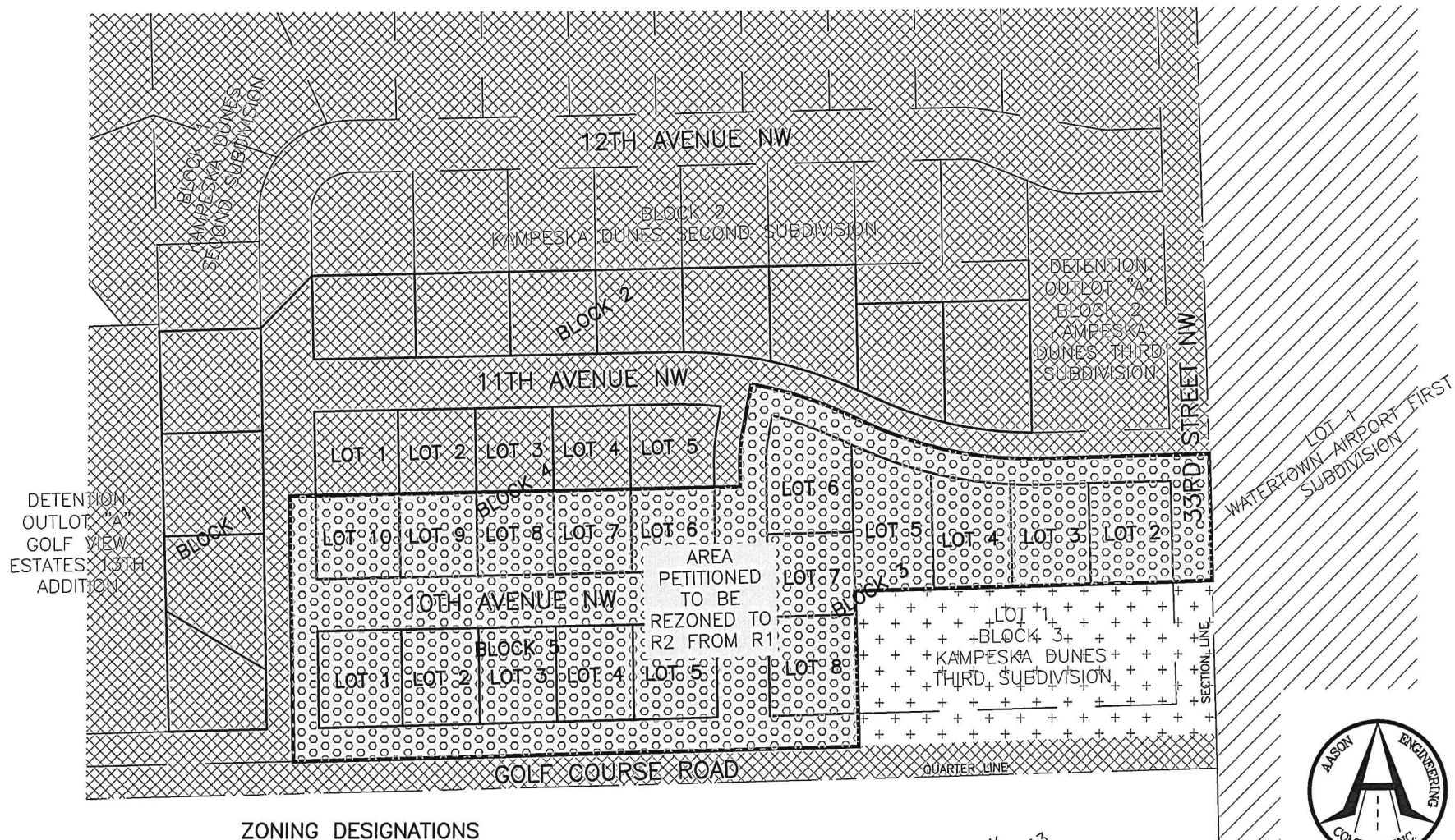
WHEREFORE, PETITIONER(S) REQUEST that the City Council of Watertown, South Dakota adopt an ordinance re-zoning the above-referenced real property from its current designation as "R1 – Single Family Residential District" to "R2 – Single Family Attached Residential District".

By Jamie Andrews
 Jamie Andrews, Acting Agent
 J&J Land Sales, LLC

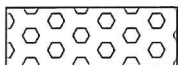
My Commission Expires: 9-28-2024

Exhibit A

Kampeska Dunes Fourth Subdivision to the Municipality of Watertown, in the County of Codington, South Dakota.



ZONING DESIGNATIONS



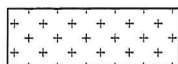
R2 ZONING DESIGNATION



A1 ZONING DESIGNATION



R1 ZONING DESIGNATION



R3 ZONING DESIGNATION

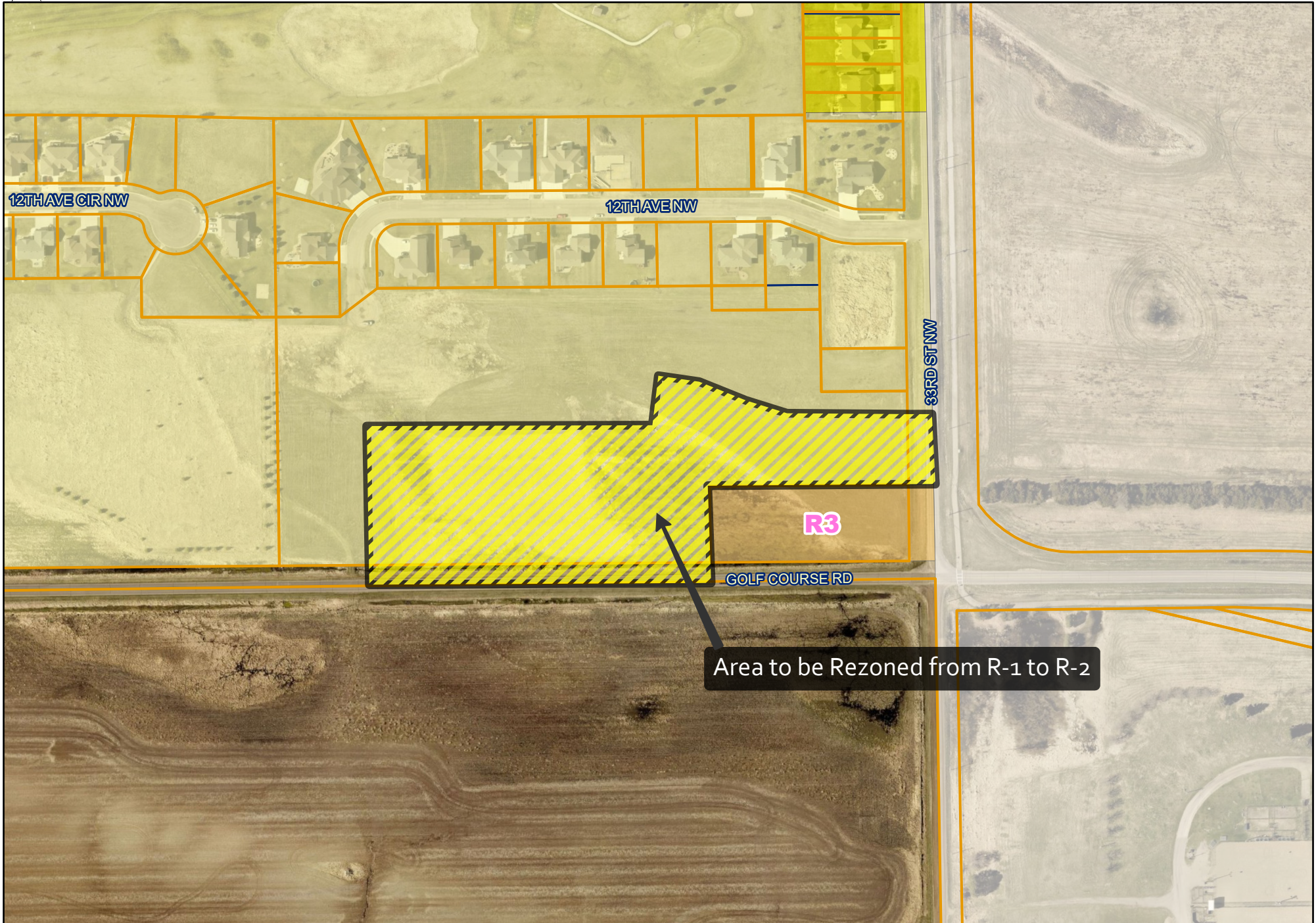
SE 1/4
27-117-53
(NOT IN CITY)

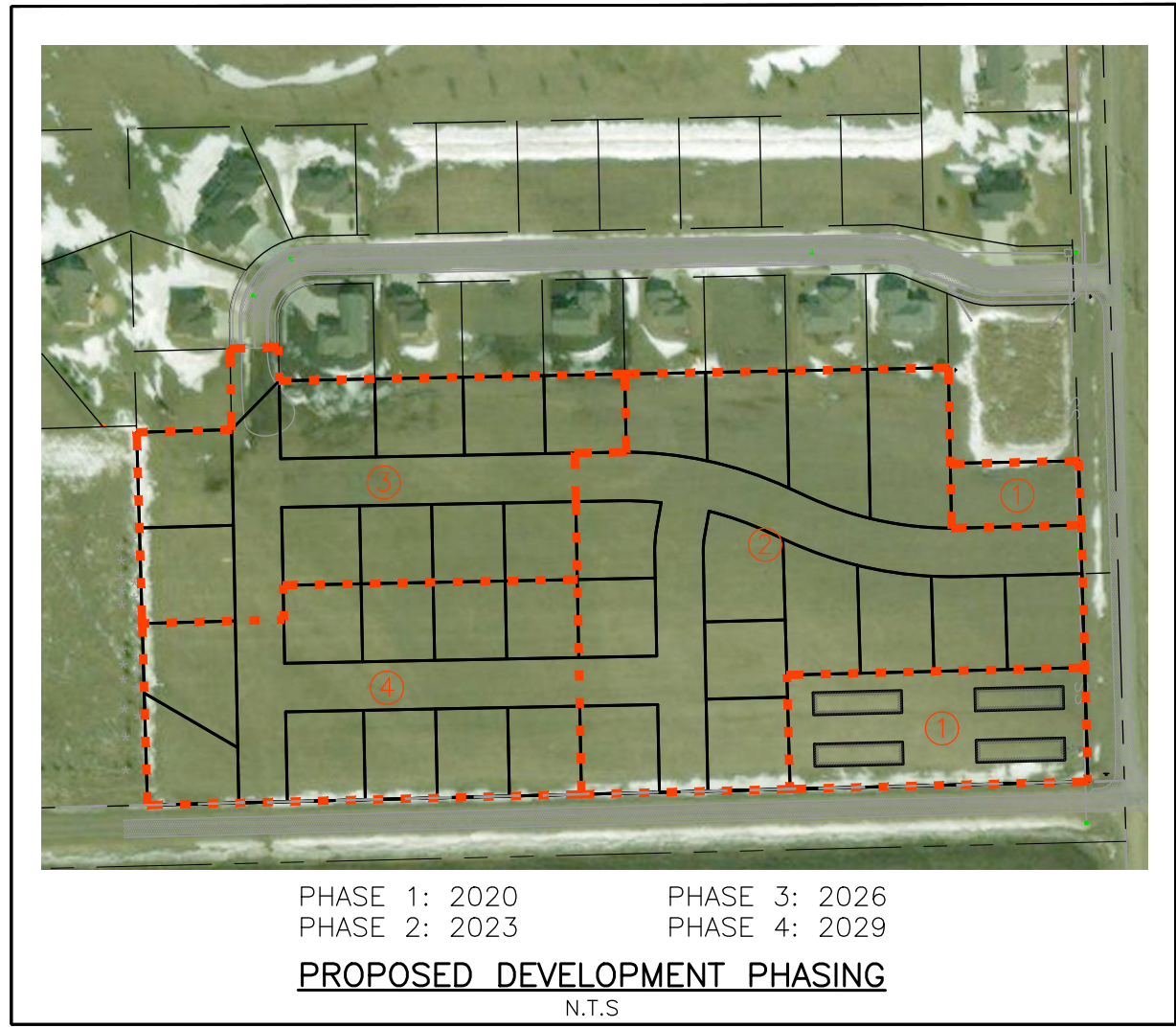


Prepared By
AASON ENGINEERING COMPANY, INC.

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

Vicinity Map





PROPOSED ZONING

ZONE: R1, SINGLE FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET
REAR YARD: 25 FEET

ZONE: R2, SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET
REAR YARD: 25 FEET

ZONE: R3, MULTI-FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

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

- LEGEND**
- R1 ZONING DESIGNATION
 - R2 ZONING DESIGNATION
 - R3 ZONING DESIGNATION
 - GREEN SPACE / DETENTION AREA

AREAS
TOTAL AREA: 15.96± ACRES
R1 ZONING: 3.81± ACRES
R2 ZONING: 3.98± ACRES
R3 ZONING: 3.65± ACRES
DEDICATED RIGHT OF WAY: 3.84± ACRES
OPEN SPACE: 0.68± ACRES

DEVELOPER EXPECTATIONS/REQUESTS

- THE DEVELOPER IS REQUESTING TO DEDICATE THE STORM WATER DETENTION OUTLOT A TO THE CITY OF WATERTOWN, SD.
- THE DEVELOPER IS REQUESTING TO DEDICATE THE SUMP PUMP COLLECTION SYSTEM TO THE CITY OF WATERTOWN, SD AS PART OF THE STORM SEWER NETWORK.

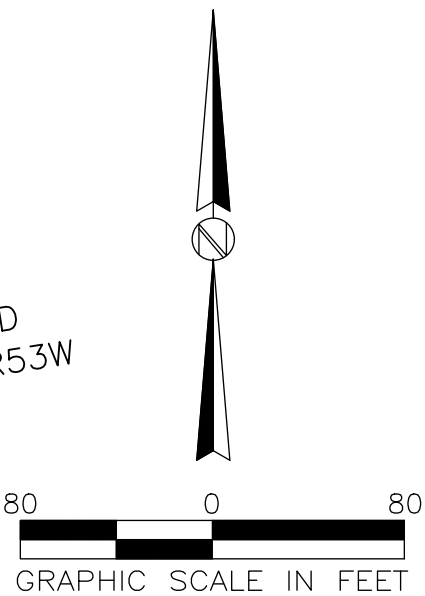
LEGAL DESCRIPTION

LOT A OF THE PLAT ENTITLED, "KAMPEŠKA DUNES SECOND SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN," CODINGTON COUNTY, SOUTH DAKOTA.

PROPOSED EASEMENT INFORMATION

- 10' DRAINAGE & UTILITY EASEMENT
- 10' DRAINAGE & UTILITY EASEMENT

ALL UTILITY EASEMENTS ARE 10' WIDE ALONG RIGHT OF WAYS AND REAR YARDS THAT ABUT ANOTHER LOT AND 5' ALONG EACH SIDE YARD, UNLESS OTHERWISE NOTED. DRAINAGE EASEMENTS ARE AS NOTED.



Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158
AASON ENGINEERING COMPANY, INC.

OWNER / DEVELOPER

PAUL CARLSON
3332 12TH AVENUE NW
WATERTOWN, SD 57201

CONTACT:
PAUL CARLSON
(605) 880-6676

ENGINEER / CONSULTANT

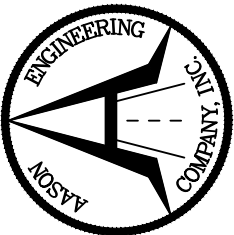
AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201

CONTACT:
COLIN DEJONG
(605) 882-2371

REVISIONS:
DATE:
BY:

**PRELIMINARY
PLANS**

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042



GENERAL LAYOUT

KAMPEŠKA DUNES THIRD SUBDIVISION
SECTION 27-117-53
WATERTOWN, SD

DATE: JANUARY 20, 2020

SCALE:

DRAWN BY: CBD

JOB NO.: 2019-091

SHEET 2 OF 8

ORDINANCE NO. 22-13

Petition to Amend Zoning District Boundaries by Rezoning a Portion of Kampeska Dunes Subdivision from R-1 Single Family Residential District to R-2 Single Family Attached Residential District

BE IT ORDAINED by the City of Watertown, upon examination of the Petition to Change Zoning by Petitioner, Jamie Andrews, Acting Agent for J&J Land Sales, LLC, being the owner of the real property described as:

A portion of Outlot "X" of the plat entitled: "Kampeska Dunes Second Subdivision 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. 2022-17, 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 *R-2 Single Family Attached Residential District* pursuant to Watertown Revised Ordinance §21.16.

BE IT FURTHER ORDAINED that the new zoning designation referenced above be extended to the centerline of all 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. 22-13 was published in the Watertown Public Opinion, the official newspaper of said City, on this ____ day of _____, 2022.

Kristen Bobzien, Finance Officer

First Reading: April 18th, 2022

Second Reading: May 2nd, 2022

Published: May 7th, 2022

Effective: May 27th, 2022

City of Watertown

Attest:

Kristen Bobzien
Finance Officer

Ried Holien
Mayor