



# Watertown

## Plan Commission

### Agenda Item

**Subject:** Commission Consideration of Resolution No. 2022-16, Amending the Zoning Map of the City of Watertown, SD, for Lots 17-22, Block 3 of KAK's Fourth Addition from PUD Planned Unit Development (KAK's Fourth Addition) to PUD Planned Unit Development (Pelican Lake Apartments)

**Meeting:** Plan Commission - Apr 07 2022

**From:** Heath VonEye, Public Works Director/City Engineer

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#### BACKGROUND INFORMATION:

##### Background:

Owner, Steven T. Horning, Acting Agent of KAK's Lakeside Addition Inc., has submitted a petition to rezone Lots 17-22, Block 3 of KAK's Fourth Addition from PUD Planned Unit Development (KAK's Fourth Addition) to PUD Planned Unit Development (Pelican Lake Apartments). Mike Lawrence is the applicant and developer of the rezone and PUD Plan proposal for Pelican Lake Apartments.

The Plat of KAK's Fourth Addition was approved by City Council on March 21st, 2022 which included R-1 Single Family Residential and PUD Planned Unit Development Districts. The PUD allowed for a rural residential development. This PUD proposal includes 6 lots adjacent to Lake Pelican to develop the lake front with mixed uses including commercial, residential, and recreational uses. The developer's vision is to provide affordable apartments with access to Lake Pelican, on-site recreational uses, and a local restaurant.

The PUD Plan states that apartment building shall have a uniform look and finishes to the neighboring single family homes. Islands shall be installed within the parking lot to provide areas for internal landscape and tree plantings.

The **setbacks** for this PUD will meet the requirements of the R-3 Multi-Family Residential District (Over 12 Dwelling units), being:

- Front Yard: 30'
- Side Yard: 20'
- Rear Yard: 25'
- Maximum Overall Height: 55'

The **density** for this development includes:

- Total Number of Units: 192
- Total Number of Bedrooms: 288
- Restaurant Occupancy: 75
- Total Parking Spaces Required: 313
- Total Parking Spaces Provided: 334

The PUD will meet minimum parking requirements for multi-family dwelling units being 1 per bedroom and for restaurants being 1/150 SF of gross floor area

This property includes a 0.9 Acres of jurisdictional wetland where the developer proposes to create a marina. The developer will be required to work with the US Army Corps of Engineers and the City to obtain necessary permits.

The PUD proposes a public boat ramp/lake access to be dedicated to the City of Watertown. Such dedication would require approval by the Parks, Recreation, & Forestry Board as well as the City Council during the platting phase. This PUD does not approve such dedication and further details will continue to be discussed with pertinent parties. This development does not require park dedication, however, as KAK's Fourth Addition has already met those requirements.

The Comprehensive Land Use Plan shows this area within the boundary of C-L Lake Commercial District for Lake Pelican which allows for the proposed uses in the PUD. The C-L District was created to allow for commercial activity that is conducive to Lake Pelican as well as Lake Kampeska. The Future Land Use map shows the area as residential.

The development would abut urban residential street sections of 18th Avenue SW and 19th Avenue SW and North Pelican Lane which are constructed to Engineering Design Standards. The development is served by two major collectors being 33rd Street SW and 42nd Street SW (unimproved township road). 33rd Street SW is approximately 24' in width which does meet the rural street section in Engineering Design Standards for residential with 24-hour volumes of 2000 or less. The Master Transportation Plan did not propose upgrades to 33rd St SW as a Long-Range Transportation Project.

**Facts:**

- Current Zoning Designation:
  - PUD Planned Unit Development (rural residential)
- Proposed Zoning Designation:
  - PUD Planned Unit Development (mixed use commercial & multi-family residential)
- Adjacent Zoning Designations:
  - R-1 Single Family Residential: East and North
  - PUD Rural Residential: West and North
  - Lake Pelican to the South
- Portion of property is within 100 year floodplain.

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**SUGGESTED MOTION:**

I move to approve Resolution No. 2022-16, Amending the Zoning Map of the City of Watertown, SD, for Lots 17-22, Block 3 of KAK's Fourth Addition from PUD Planned Unit Development (KAK's Fourth Addition) to PUD Planned Unit Development (Pelican Lake Apartments)

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**STAFF REFERENCE(S):**

Brandi Hanten

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**ATTACHMENT(S):**

[Petition](#)

[PUD Plans](#)

[PUD Narrative](#)

[Resolution No. 2022-16](#)

Prepared by:  
Colin B. DeJong, LS  
Aason Engineering Company, Inc.  
1022 6<sup>th</sup> St SE  
Watertown, SD 57201  
Phone #: 605-882-2371

**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), Steven T. Horning, Acting Agent for KAK's Lakeside Addition Inc., 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 "PUD – Planned Unit Development (KAK's Fourth Addition)" to "PUD – Planned Unit Development (Pelican Lake Apartments)".

All of Lots 17 thru 22 Block 3 of the plat entitled, "KAK's Fourth Addition to the Municipality of Watertown, in the County of Codington, South Dakota", containing 10.22+- Acres;

Upon platting to be known as, "Pelican Lake Apartments First Addition 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 next phase within the KAK's Development.
4. The following Exhibit is attached hereto and are by reference incorporated as part of this Petition:

Exhibit A – Pelican Lake Apartments First Addition 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 "PUD – Planned Unit Development (KAK's Fourth Addition)" to "PUD – Planned Unit Development (Pelican Lake Apartments)".

Dated this 9<sup>th</sup> day of March, 2023

Steven T. Horning

Steven T. Horning  
Acting Agent  
KAK's Lakeside Addition, Inc.

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State of South Dakota  
County of Cedington)  
SS:

On this the 9<sup>th</sup> day of March, 2023 before me, the undersigned officer, personally appeared **Steven T. Horning, Acting Agent for KAK's Lakeside Addition, Inc.**, known to me or satisfactorily proven to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

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

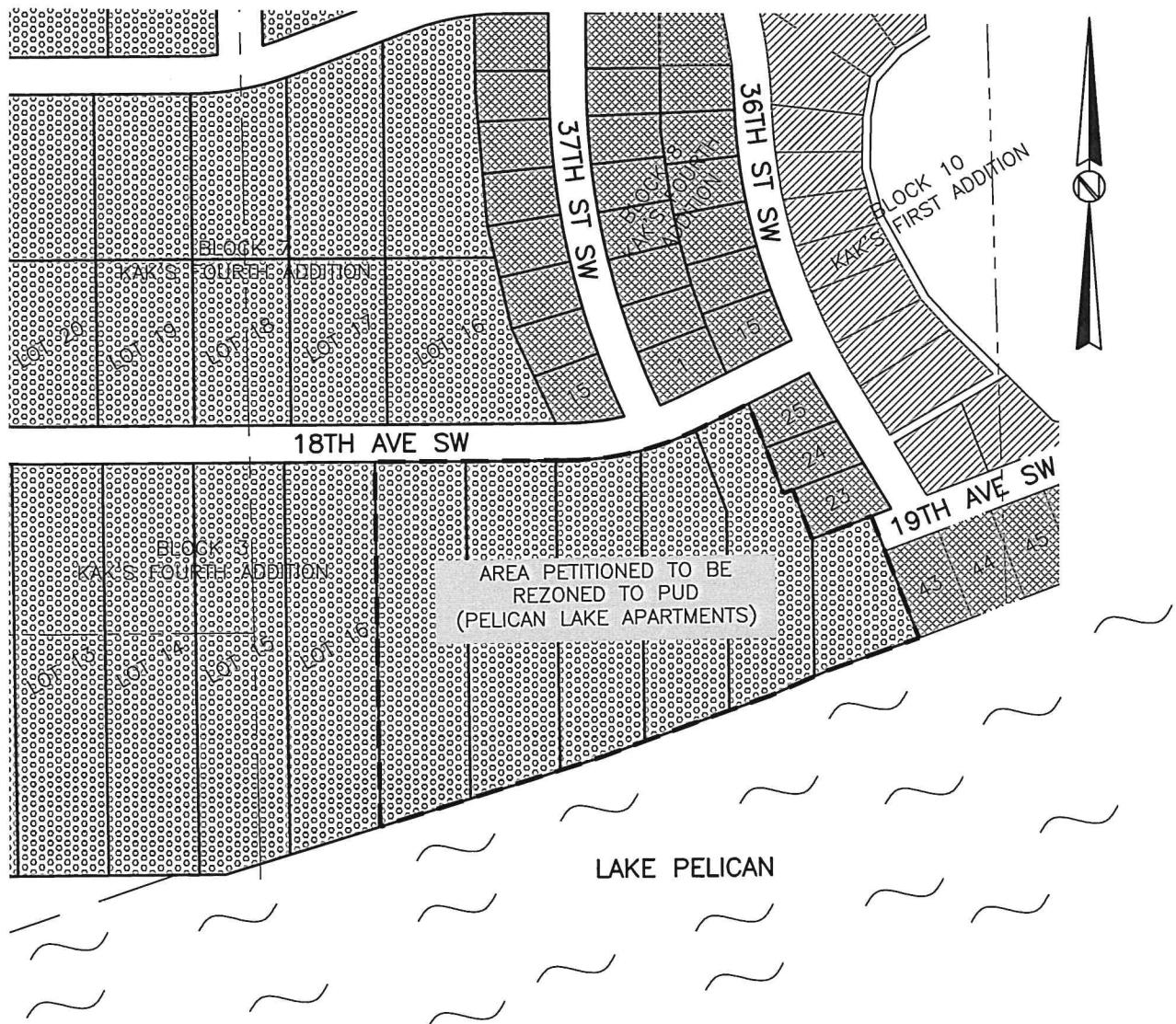
Michele Burleson  
Notary Public

(SEAL)

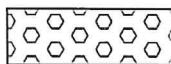
My Commission Expires: 9-28-2024

## Exhibit A

Pelican Lake Apartments First Addition to the  
Municipality of Watertown, in the County of  
Codington, South Dakota.



### ZONING DESIGNATIONS



PUD ZONING DESIGNATION



R1 ZONING DESIGNATION



R2 ZONING DESIGNATION



Prepared By  
AASON ENGINEERING COMPANY, INC.

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

PUD PLANS FOR  
PELICAN LAKE APARTMENTS  
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

SHEET INDEX  
TITLE SHEET / VICINITY MAP  
EXISTING CONDITIONS  
PROPOSED LAND USE AND STANDARD NOTES

OWNER:

KAK'S LAKESIDE ADDITION, INC.  
15 9TH AVE SE  
WATERTOWN, SD 57201  
CONTACT: STEVE HORNING  
PHONE: (605)886-4936  
EMAIL: STH@DAILYPOST.COM

REVISIONS:

DATE:  
BY:  
1.

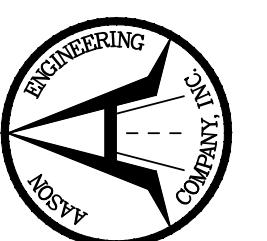
DEVELOPER:

ACCESS REALTY  
188 4TH ST NE  
WATERTOWN, SD 57201  
CONTACT: MIKE LAWRENCE  
PHONE: (605)878-3108  
EMAIL: ACCESSWATERTOWN@GMAIL.COM

CIVIL ENGINEER / SURVEYOR:

AASON ENGINEERING COMPANY, INC.  
1022 6TH STREET SE  
WATERTOWN, SD 57201  
CONTACT: COLIN DEJONG, LS  
PHONE: (605)882-2371  
EMAIL: COLINDEJONG@IW.NET

This Work Coordinated By:  
AASON ENGINEERING COMPANY  
1022 6th Street SE  
Watertown, SD 57201  
Phone: (605) 882-2371  
Fax: (605) 882-1542



TITLE SHEET  
MONTGOMERY'S DEVELOPMENT  
WATERTOWN, SD

DATE: JANUARY 24, 2022  
SCALE:  
DRAWN BY: CBD  
JOB NO.: 2020-175  
SHEET 1 OF 3

AREA  
INCLUDED IN  
PUD

LEGAL DESCRIPTION

LOTS 17 THRU 22 BLOCK 3 OF THE PLAT ENTITLED, "KAK'S FOURTH ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

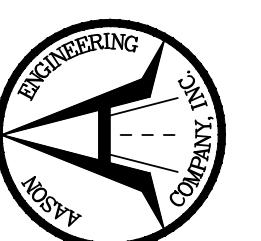
60 0 60  
GRAPHIC SCALE IN FEET





REVISED:  
DATE:  
BY:

EEERING COMPANY  
th Street SE  
town, SD 57201  
• (605) 882-2371  
• (605) 882-1042



## EXISTING CONDITIONS

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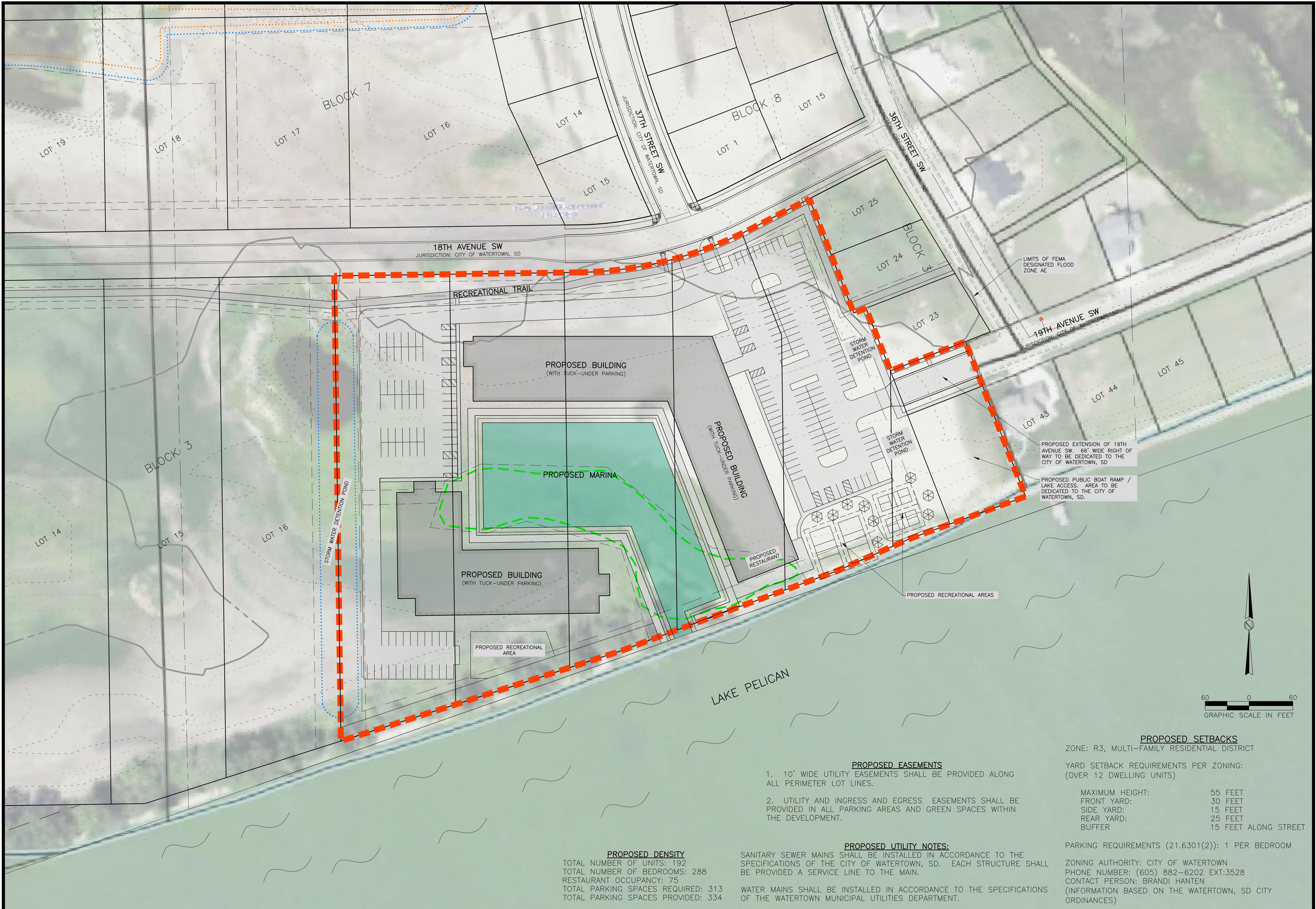
1. THERE IS A 0.9 ACRE JURISDICTIONAL WETLAND LOCATED ON THE SUBJECT PROPERTY. RECENT DISCUSSIONS WITH THE USACE HAVE INDICATED THAT THE CONVERSION OF THIS WETLAND INTO THE PROPOSED MARINA WILL REQUIRE COMPENSATORY MITIGATION.
2. THERE IS A PROPOSED DETENTION POND FOR THE NEIGHBORING DEVELOPMENT ON THE WEST SIDE OF THE SUBJECT PROPERTY, WHICH WILL SERVE AS PART OR ALL OF THE REQUIRED STORM WATER QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT.
3. THE EXISTING SOILS CONSIST OF 12"-24" OF TOPSOIL OVER A SAND SUB-BASE.
4. THE EXISTING GROUND COVER CONSISTS OF BARE TOPSOIL. THE EARTHWORK OPERATIONS FOR THE NEIGHBORING DEVELOPMENT HAVE JUST BEEN COMPLETED.

## EXISTING CONDITIONS

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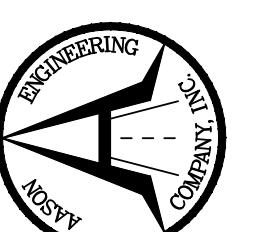
DATE: MARCH 7, 2022  
SCALE:  
DRAWN BY: CBD  
JOB NO.: 2022-029  
SHEET 2 OF 3

A horizontal scale bar with markings at 60, 0, and 60. The scale is labeled "GRAPHIC SCALE IN FEET".



REVISIONS:  
 DATE:  
 BY:  
 1.

This Work Coordinated By:  
 AASON ENGINEERING COMPANY  
 1022 8th Street SE  
 Watertown, SD 57201  
 Ph. No. (605) 882-1042  
 Fax No. (605) 882-1042



PUD CONCEPT PLAN  
 PELICAN LAKE APARTMENTS  
 WATERTOWN, SD

DATE: MARCH 7, 2022  
 SCALE:  
 DRAWN BY: CBD  
 JOB NO.: 2022-029  
 SHEET 3 OF 3

## PELICAN LAKE APARTMENTS – PUD NARRATIVE WATERTOWN, SD

### SUMMARY OF THE PLANNED UNIT DEVELOPMENT OBJECTIVES

Pelican Lake Apartments is a proposed development that mixes commercial, residential, and recreational uses. The developer's vision is to provide affordable apartments with access to Lake Pelican, on-site recreational uses, and a local restaurant.

- SETBACKS AND PERMITTED USES (see page 3 of the PUD Plans)
  - Setback distances shall match the requirements set forth in the City of Watertown, SD ordinances for R3, Multi-Family Residential Zoning District.
  - Permitted uses shall match the requirements set forth in the City of Watertown, SD ordinances for R3, Multi-Family Residential Zoning District, with the addition of a Lake Side Restaurant. The approximate location of the Restaurant is as shown on page 3 of the PUD Plans.
- PROPOSED PARKING AREA AND UTILITIES (see page 3 of the PUD Plans)
  - Utility and Ingress and Egress Easements shall be provided over and across all of the interior parking areas and green spaces.
  - All tenants shall share monetary responsibility for maintenance and operation of the parking areas which shall be provided by the developer or their assigns.
  - Private Sanitary Sewer and Water Mains shall be installed within the PUD area to provide service and fire protection to the proposed buildings.
  - Parking shall be provided within the lower level of the proposed buildings to reduce additional exterior impervious areas.
- TYPE AND CHARACTER OF BUILDINGS / LOTS
  - The proposed apartment building shall have a uniform look and finishes to the neighboring single family homes. Islands shall be installed within the parking lot to provide areas for internal landscape and tree plantings. Sidewalks shall be installed to provide pedestrian connectivity through the development to the adjoining right of ways.

**Report and Recommendation of the City Plan Commission to**  
**Change Zoning District Boundaries**

**To the City Council of the City of Watertown, Codington County, South Dakota:**

The undersigned hereby certifies that the following is a true, correct and complete copy of a Resolution introduced, fully discussed, and approved and adopted during the duly called meeting of the City Plan Commission held on the 7<sup>th</sup> day of April 2022.

**RESOLUTION NO. 2022-16**

**BE IT RESOLVED** by the City Plan Commission of the City of Watertown, South Dakota that:

**WHEREAS**, In accordance with §21.0505 and §21.0209 of Watertown's Revised Ordinances, the petitioner, Steven T. Horning, Acting Agent of KAK's Lakeside Addition, Inc., the owner of the real property described as:

*All of Lots 17 thru 22 Block 3 of the plat entitled, "KAK's Fourth Addition to the Municipality of Watertown, in the County of Codington, South Dakota"*

**WHEREAS**, has petitioned the City of Watertown, pursuant to Watertown Revised Ordinance §21.0209 for the adoption of an ordinance to change the zoning district boundaries of the City by changing the zoning of the above referenced real property from its current designation of *PUD Planned Unit Development* pursuant to Watertown Revised Ordinance §21.38 to *PUD Planned Unit Development* pursuant to Watertown Revised Ordinance §21.38.

**WHEREAS**, the City Plan Commission of the City of Watertown has reviewed the petition, investigated and determined that the proposed change in zoning district boundaries meets all requirements set forth by City ordinance and is in accordance with the orderly planned development of the City.

**NOW, THEREFORE**, the City Plan Commission of the City of Watertown does hereby recommend to the City Council of the City of Watertown that:

- 1) It adopt the Ordinance rezoning the above referenced property from *PUD Planned Unit Development* pursuant to Watertown Revised Ordinance §21.38 to *PUD Planned Unit Development* pursuant to Watertown Revised Ordinance §21.38.
- 2) the above zoning designations be extended to the centerline of all adjacent public rights-of-ways.

I hereby certify that the above Resolution No. 2022-16 was duly adopted by the City Plan Commission of the City of Watertown.

Dated this 7<sup>th</sup> day of April 2022.

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City Plan Commission