

Board of Adjustment Agenda Item

Subject: Board Consideration of a Conditional Use Request for a Bar or Tavern in the C-3 Highway Commercial District for the Property Located at 519 9th Avenue SE

Meeting: Board of Adjustment - Mar 21 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Owner: Jared Paulson/ JJP LLC

Property Address: 519 9th Avenue SE, Watertown, SD 57201

Legal Description: The West 34' of the East 90.7' of the South 8' of Lot 5 and the West 34' of East 90.7' of Lots 6 and 7 All in Block G of Burchard's Addition to the City of Watertown, in the County of Codington, South Dakota

Conditional Use Request:

The applicant is seeking Conditional Use approval pursuant to §21.2803 for use 3. Bar or Tavern in the C-3 Highway Commercial District; contingent upon compliance with Specific Rules Governing Individual Conditional Uses §21.0202 under 2.b.7. a - h.

The 2,300 SF area proposed for the Bar or Tavern requires 16 parking stalls that can be accommodated with the existing parking lot. The applicant owns the entire building in which this use is proposed to be located in; There is a retail store and restaurant existing in the strip mall structure.

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.

SUGGESTED MOTION:

I move to approve the Conditional Use Request for a Bar or Tavern in the C-3 Highway Commercial District for the Property Located at 519 9th Avenue SE

STAFF REFERENCE(S):

Brandi Hanten, Carla Heuer

ATTACHMENT(S):

[CU-24-3](#)

[Site Plan](#)

[Floor Plan](#)

[Vicinity Map](#)

**CU-24-3**

Conditional Use

Application

Status: Active

Submitted On: 2/24/2024

Primary Location

Owner

Applicant

Jared Paulson

605-881-5671

sandysbarsd@gmail.com

 721 20th Ave SE
Watertown, SD 57201

Applicant Information

Applicant is...

Owner

Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name

Jared Paulson

Main Contact Phone Number

605 881-5671

Main Contact Email

sandysbarsd@gmail.com

Main Contact Address

sandysbarsd@gmail.com

Property Information

Address of Conditional Use Request*

519 9th Ave SE

Owner Name*

Jared Paulson JJP LLC

Legal Description * ?

THE WEST 34' OF THE EAST 90.7' OF THE SOUTH 8' OF LOT 5
AND THE WEST 34' OF THE EAST 90.7' OF LOTS 6 AND 7 ALL IN BLOCK G
OF BURCHARD'S ADDITION
TO THE CITY OF WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

Property Zoning District

C-3 Highway Commercial District

Requested Conditional Use ?

Bar/Tavern

Please reference Title 21 for applicable conditional uses in specific districts.

Describe how the use will be established on the property* ?

I plan to open a bar, grill, casino at my residence. I will have 4-6 employees. It will be an inviting atmosphere with food, drinks and fun for everyone to enjoy!

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

there will be 5 parking spaces in the back and 14-40 parking spaces in the front.

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

2300 sq ft

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 stay the same and already supports traffic from boarding businesses

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.* ?

theres 14-40 parking spots in the parking lot

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

solid waste services are already existing

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

utilities are existing. will be some modification to water/sewer to add a bathroom and kitchen sinks

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.* ?

Lighting is existing and signage will be permitted prior to installation

G. Required yards and other open space.* ?

plan to repair and repaint the parking lot as soon as weather warms up

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

All surrounding properties are commercial besides the NE corner.

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.

✓ Jared Paulson
Feb 24, 2024

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...*
Owner

✓ Jared Paulson
Feb 24, 2024

Date*

02/24/2024

LEGAL DESCRIPTION

FOR: JARED PAULSON

ADDRESS: 515-521 9th AVENUE SOUTHEAST, WATERTOWN, SD 57201

LEGAL DESCRIPTION: THE WEST 34' OF THE EAST 90.7' OF THE SOUTH 8' OF LOT 5
AND THE WEST 34' OF THE EAST 90.7' OF LOTS 6 AND 7 ALL IN BLOCK G OF
BURCHARD'S ADDITION TO THE CITY OF WATERTOWN, CODINGTON COUNTY,
SOUTH DAKOTA



SCALE 1"=30'
FEBRUARY 20, 2024

*THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.

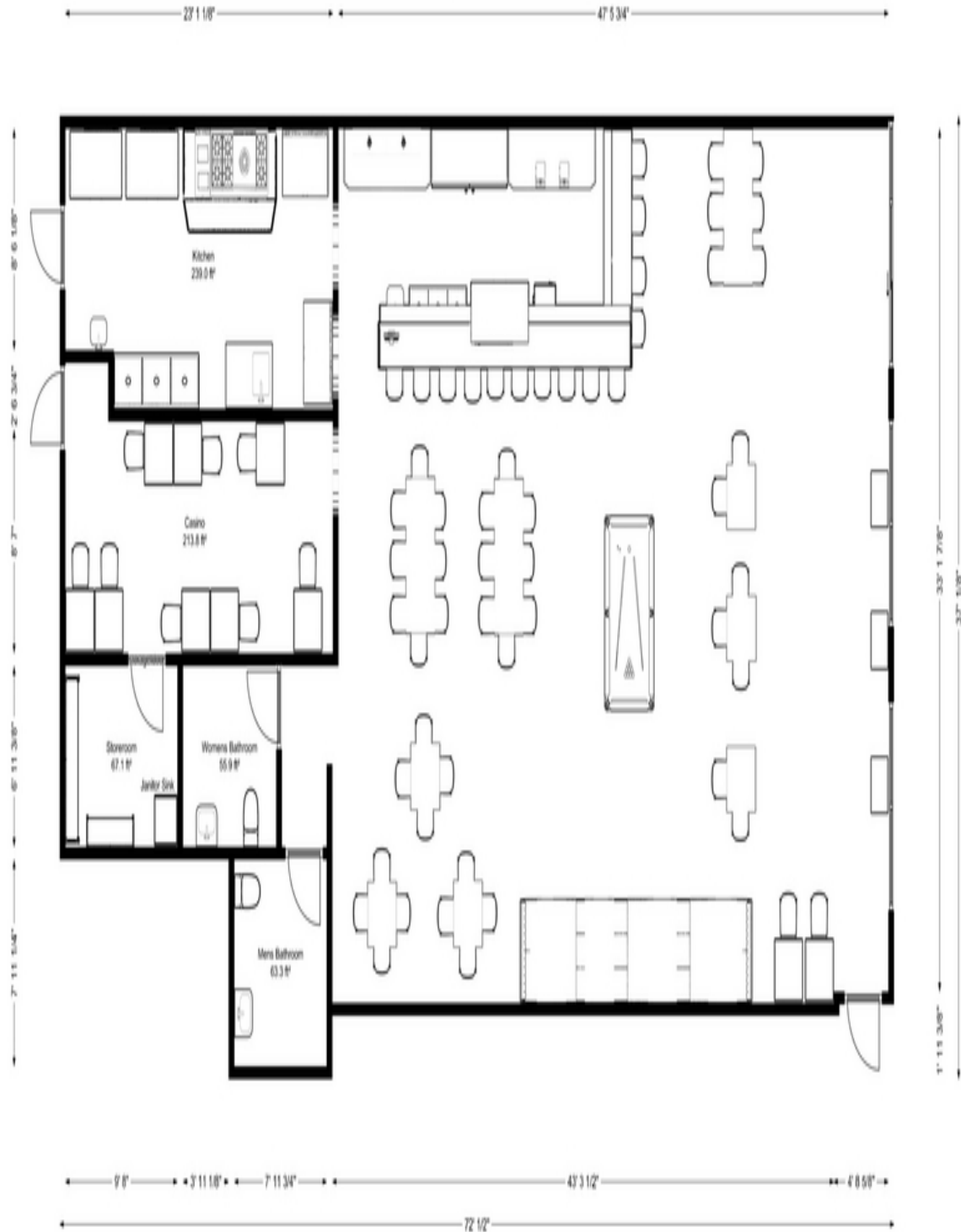


17275 449th Ave.
Watertown, S.D. 57201
Brandon Huppler
Cell: (605) 520-5526

Email: Brandon.Huppler@outlook.com

Project Number: 24-54 Date: 2/20/2024

First floor





Vicinity Map

