



Plan Commission

Agenda Item

Subject: Commission Consideration of Resolution No. 2022-35, the Concept Plan of Williston Addition located North of US Highway 212 and West of 78th Street SW

Meeting: Plan Commission - Sep 08 2022

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Background:

Owner, Williston Inc., has submitted a Concept Plan for Williston Addition. The proposed development is West Lake Kampeska, specifically West of 78th Street SW (Old Highway 139); East of 84th Street SW; South of 3rd Avenue NW; and North of US Hwy 212.

The Concept Plan includes 285.03 acres currently located in Codington County. The plan proposes a variety of zoning including: PUD Planned Unit Development (Rural Residential), R-3 Multi-Family Residential District, C-L Lake Commercial District, and C-3 Highway Commercial District.

The area will be developed in six phases as proposed on the concept plan. The Design Review Team has reviewed and approved the proposed Concept Plan. Phase 1 will be annexed and zoned as R-1 Single Family Residential District which is not in conformance with the Concept Plan but will be rezoned and further subdivided once brought into City Limits. Development will not be permitted until such subsequent rezone and platting has occurred.

The entire Concept Plan area includes a total of 140.65 Acres which requires 7.03 Acres of required park dedication. When the entire Concept Plan area has been developed, there will be a total of 8.57 Acres dedicated for park land which exceeds the minimum requirement. The Concept Plan was reviewed and approved by the Parks, Recreation and Forestry Board for the required park dedication on August 30, 2022. The motion was to approve the proposed park dedication locations shown on the Concept Plan of Williston Addition AND that the bike trail easements along 78th Street SW be deeded to the City with the platting of Phase 1 AND that Block 11 Park will be dedicated to the city during the platting of Phase 1 and shall suffice for park dedication requirements for Phases 2-4 without the necessity to come back to the Park Board unless changes to the proposal are made.

Facts:

- Adjacent Zoning Designations:
 - Codington County: North, South, West
 - Planned Unit Development (PUD): East
 - R-1 Single Family Residential: East
- Proposed Zoning Designations:
 - PUD Planned Unit Development (Rural Residential): 88.7 Acres
 - R-3 Multi-Family Residential District: 51.95 Acres
 - C-L Lake Commercial District: 30.73 Acres

- C-3 Highway Commercial District: 32.47 Acres
 - Green Space/Park Land: 44.43 Acres
 - Dedicated Public Right-of-Way: 36.75 Acres
-

SUGGESTED MOTION:

I move to approve Resolution No. 2022-35, the Concept Plan of Williston Addition located North of US Highway 212 and West of 78th Street SW

STAFF REFERENCE(S):

Brandi Hanten, Jana Mills

ATTACHMENT(S):

[Vicinity Map](#)

[Concept Plan](#)

[Resolution No. 2022-35](#)

Vicinity Map

Williston Concept Plan



J:\YEAR 2022\Developments\2022-048 Williston\22-E-8 - Concept Plan No 1.dwg[General Layout] Owner Aug 15, 2022 - 10:28:17

WILLISTON PROPOSED ZONING:

- RR — RURAL RESIDENTIAL
(PUD ZONING)
- R-3 — MULTI-FAMILY RESIDENTIAL
- C-L — LAKE COMMERCIAL
- C-3 — HIGHWAY COMMERCIAL

DEVELOPER EXPECTATIONS/REQUESTS/VARIANCES

1. SIDEWALK, IN UNCURBED AREAS, TO BE INSTALLED ON ONE SIDE OF ROAD ONLY.
2. THE DEVELOPER IS REQUESTING A VARIANCE TO THE CITY OF WATERTOWN ORDINANCE SECTION 24.0513.3.b TO NOT REQUIRE TEN (10) FOOT REAR YARD UTILITY EASEMENTS ON LOTS WITHIN THE PUD ZONING.
3. CITY TO INSTALL BIKE TRAIL ALONG 78TH STREET.

PROPOSED DENSITY:

1. RR — RURAL RESIDENTIAL (PUD ZONING)
A. MIN. MAIN LEVEL SIZE: 1500 SQ. FT.
B. TOTAL NO. OF R.R. LOTS: 54
C. TOTAL RR USE AREA: 88.70 ACRES
D. AVERAGE RR LOT SIZE: 71,551 SQ. FT.
E. RR NET DENSITY: 0.6 UNIT PER ACRE
F. MAXIMUM BUILDING HEIGHT: 35 FT.
2. ACCESSORY BUILDING REQUIREMENTS
A. MAXIMUM BUILDING HEIGHT: 35 FT.
B. MAXIMUM SIDEWALL HEIGHT: 16 FT.

GENERAL NOTES

1. BASIS OF BEARING: UTM ZONE 14 NORTH — WGS 84. DISTANCES SHOWN ARE TO GROUND.
2. ELEVATIONS BASED ON NAVD 88 DATUM — USING PID AC7987 — GEOID 09.
3. THERE ARE NO KNOWN DRAINAGE PROBLEMS UPSTREAM OR DOWNSTREAM OF THIS PROPERTY.

AREAS

TOTAL AREA: 285.03± ACRES
RR ZONING: 88.70± ACRES
R3 ZONING: 51.95± ACRES
C-L ZONING: 30.73± ACRES
C-3 ZONING: 32.47± ACRES
GREEN SPACE/PARK: 44.43± ACRES
DEDICATED RIGHT OF WAY: 36.75± ACRES

PROPOSED SETBACKS:

- ZONE: RR, RURAL RESIDENTIAL (PUD ZONING)
SETBACKS FOR RR LAND USE DESIGNATION:
FRONT YARD: 50 FEET*
SIDE YARD: 15 FEET
REAR YARD: 50 FEET
- LOTS LESS THAN 250 FT. DEEP SHALL USE THE SAME SETBACKS AS R1 ZONING:
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET
REAR YARD: 25 FEET
- * CORNER LOTS SHALL HAVE 25 FT. SETBACK ON SECONDARY STREET.

ZONE: R-3, MULTI-FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

- MAXIMUM HEIGHT: 35 FEET (3 TO 8 UNITS)
55 FEET (>8 UNITS)
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET (3 TO 8 UNITS)
15 FEET (>8 UNITS)
REAR YARD: 25 FEET

PARK AREAS

WILLISTON PARK: 4.79± ACRES
BIKE TRAIL EASEMENTS: 1.15± ACRES
BLOCK 11 PARK: 2.63± ACRES
TOTAL PARK LAND: 8.57± ACRES
REQUIRED PARK DEDICATION: 7.09 ACRES

ZONE: C-3, HIGHWAY COMMERCIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

- MAXIMUM HEIGHT: 60 FEET
FRONT YARD: 40 FEET
SIDE YARD: 20 FEET
REAR YARD: 30 FEET

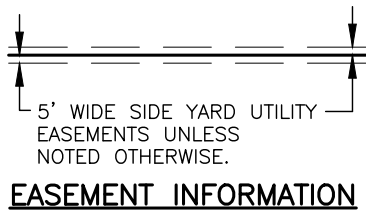
ZONE: C-L, LAKE COMMERCIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

- MAXIMUM HEIGHT: 60 FEET
FRONT YARD: 30 FEET
SIDE YARD: 30 FEET (UP TO 35' HEIGHT)
35 FEET (>35' HEIGHT)
REAR YARD: 30 FEET

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

LEGAL DESCRIPTION

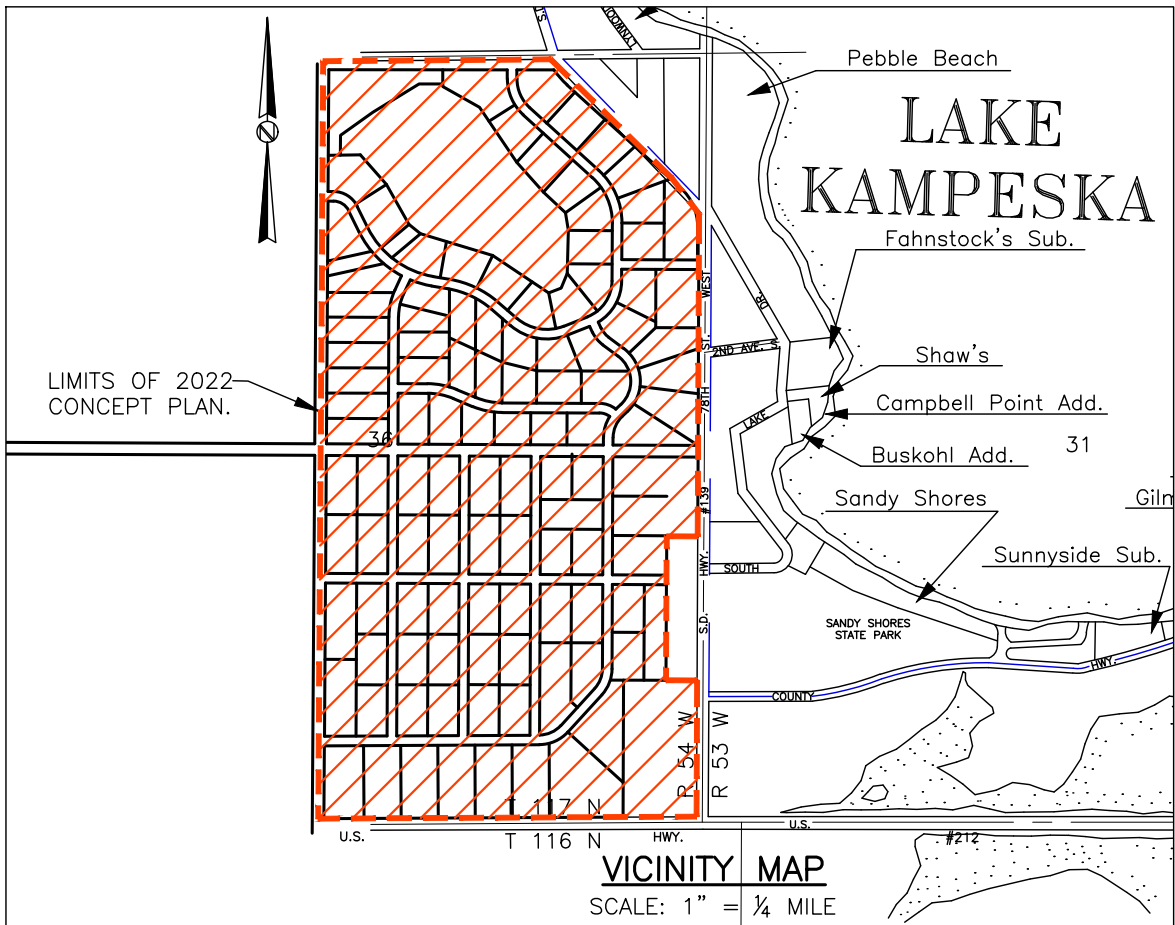
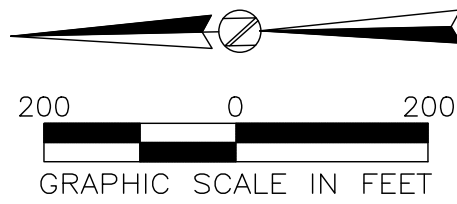
NW1/4 NE1/4 & S1/2 NE1/4 & SE1/4 LESS WILLISTON ADD & LESS LOT H1 & LESS LOTS H1-H4 AND THAT PT NE1/4 NE1/4 LYING S & W LOT H1 ALL IN SECTION 36, TOWNSHIP 117 NORTH, RANGE 54 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.



EASEMENT INFORMATION

PHASING

- PHASE 1: 2023
PHASE 2: 2024
PHASE 3: 2026
PHASE 4: 2028
PHASE 5: 2029
PHASE 6: 2032



OWNER / DEVELOPER

WILLISTON, INC.
3801 9TH AVE. SE
WATERTOWN, SD 57201

CONTACT:
STEVE STONE
(605) 886-5007

ENGINEER / CONSULTANT

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

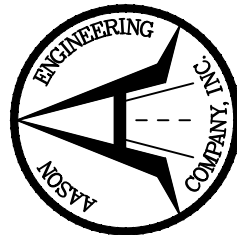
CONTACT:
JEFF STOUT
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REVISIONS:
DATE:
BY:

CONCEPT
PLANS

This Work Coordinated By:

AASON ENGINEERING COMPANY
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GENERAL LAYOUT

WILLISTON ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022

SCALE: 1" = 200'

DRAWN BY: JAS

JOB NO.: 2022-048

SHEET 1 OF 11

WILLISTON, INC.
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MASSON ENGINEERING
COMPANY, INC.
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WATERTOWN, SD 57201

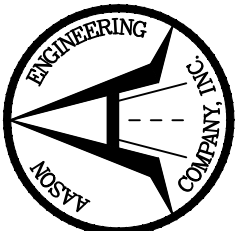
CONTACT:
JEFF STOUT
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REVISIONS:
DATE:
BY:

CONCEPT PLANS

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MAASON ENGINEERING COMPANY
1022 6th Street SE
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STREET PLAN - NORTH

WILLISTON ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

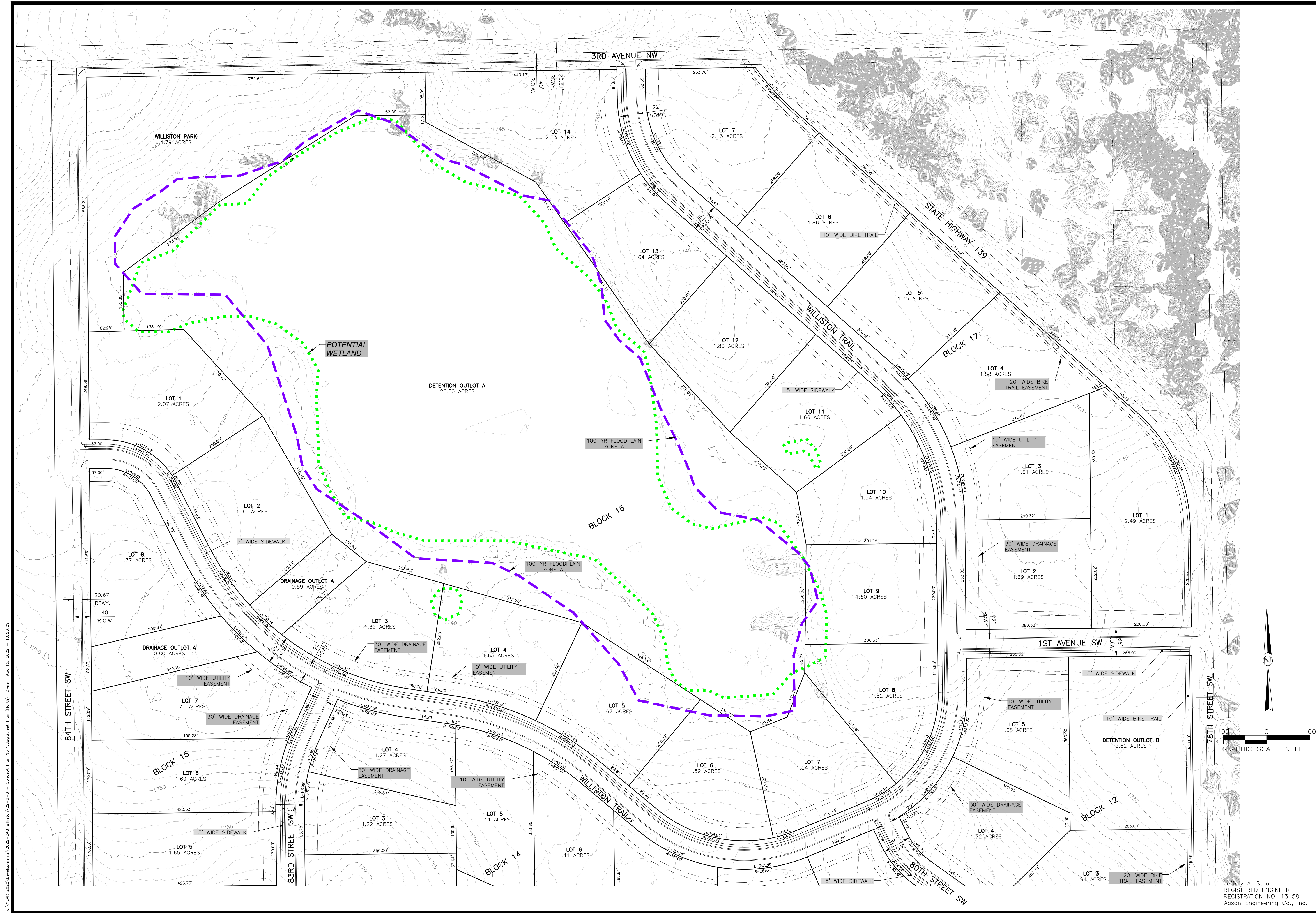
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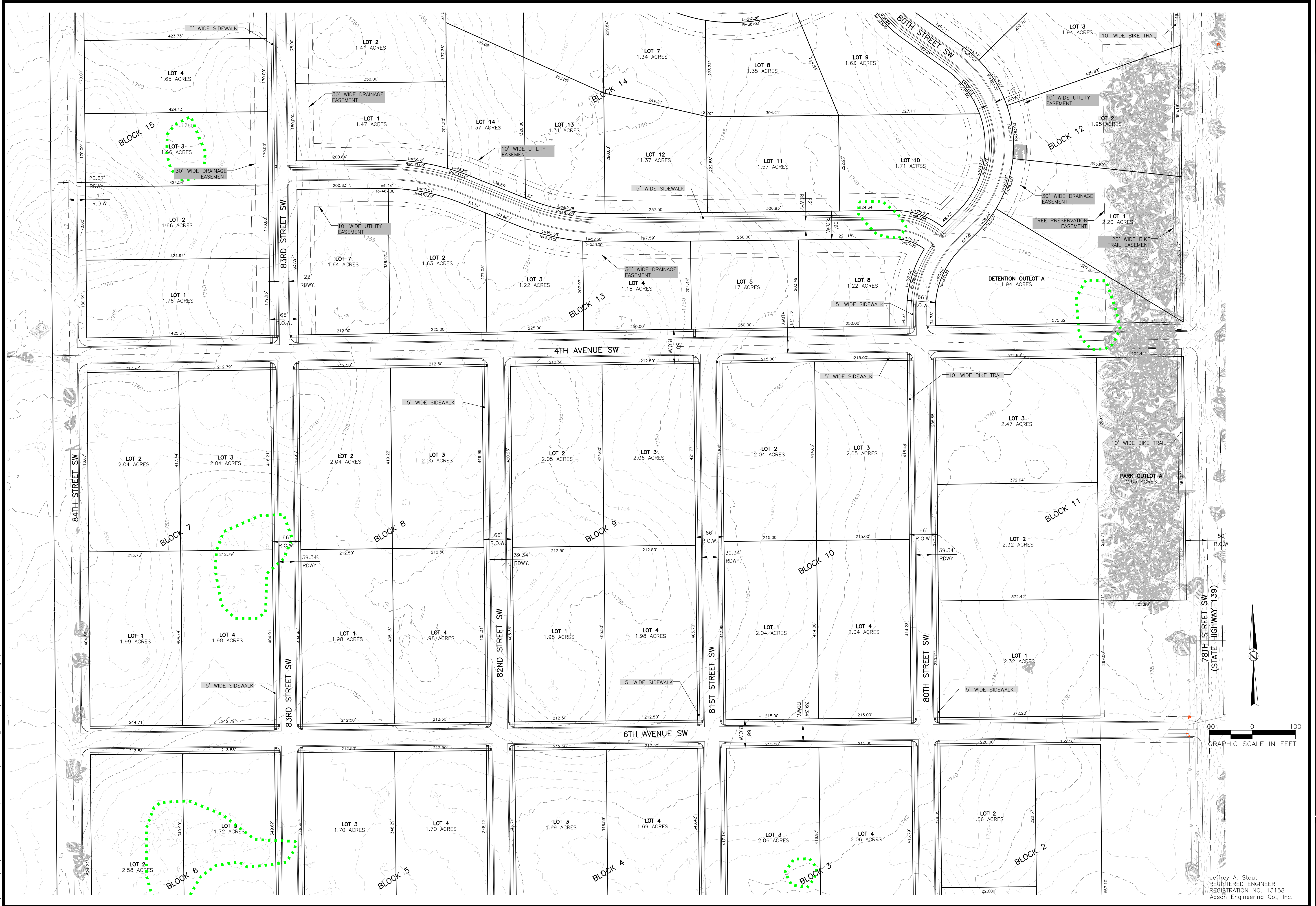
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JOB NO.: 2022-048

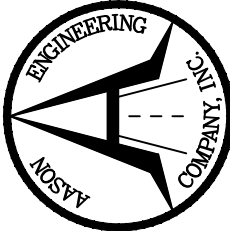
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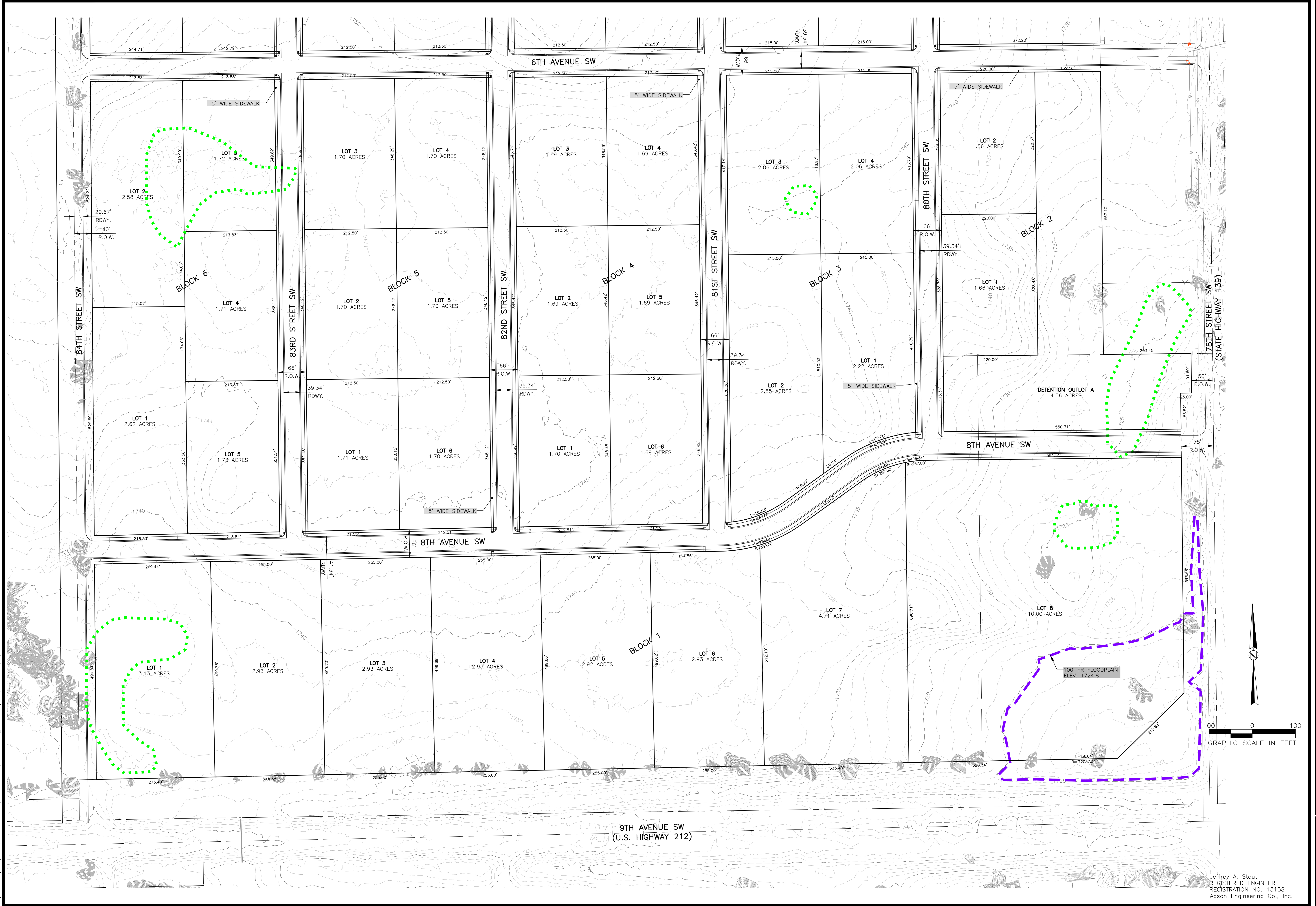
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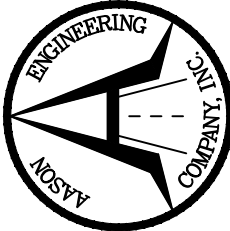


Jeffrey A. Stout
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OWNER / DEVELOPER WILLISTON, INC. 3801 9TH AVE. SE WATERTOWN, SD 57201 CONTACT: STEVE STONE (605) 886-5007	
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REVISIONS: DATE: BY:	
CONCEPT PLANS	
This Work Coordinated By:	
 AASON ENGINEERING COMPANY 1022 6TH STREET SE WATERTOWN, SD 57201 Phone No. (605) 882-2371 Fax No. (605) 882-1444	
STREET PLAN — MIDDLE	
WILLISTON ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA	
DATE: JUL. 15, 2022 SCALE: 1" = 100' DRAWN BY: JAS JOB NO.: 2022-048 SHEET 3 OF 11	

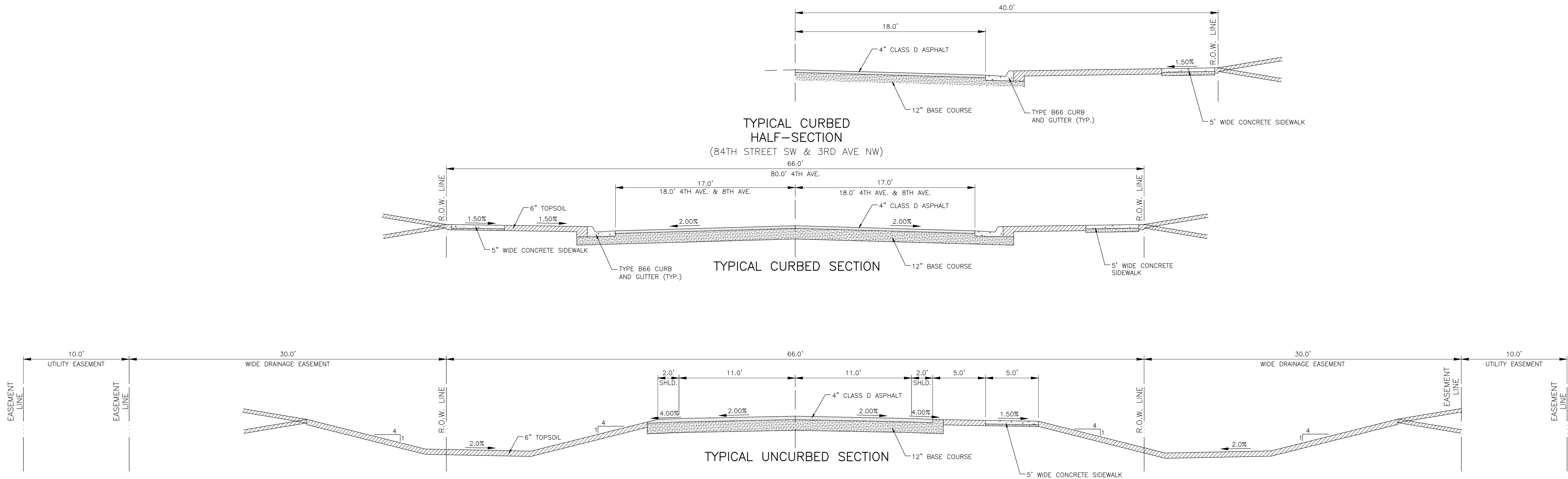
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OWNER / DEVELOPER WILLISTON, INC. 3801 9TH AVE. SE WATERTOWN, SD 57201 CONTACT: STEVE STONE (605) 886-5007	
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REVISIONS: DATE: BY:	
CONCEPT PLANS	
This Work Coordinated By:  AASON ENGINEERING COMPANY 1022 6TH STREET SE WATERTOWN, SD 57201 Phone No. (605) 882-2371 Fax No. (605) 882-1441	
STREET PLAN - SOUTH WILLISTON ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA	
DATE: JUL. 15, 2022	
SCALE: 1" = 100'	
DRAWN BY: JAS	
JOB NO.: 2022-048	
SHEET 4 OF 11	

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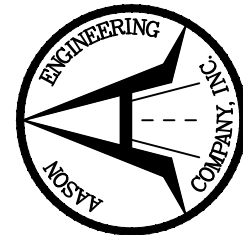
CONTACT:
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REVISIONS:
DATE:
BY:

CONCEPT
PLANS

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TYPICAL SECTIONS

WILLISTON ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022

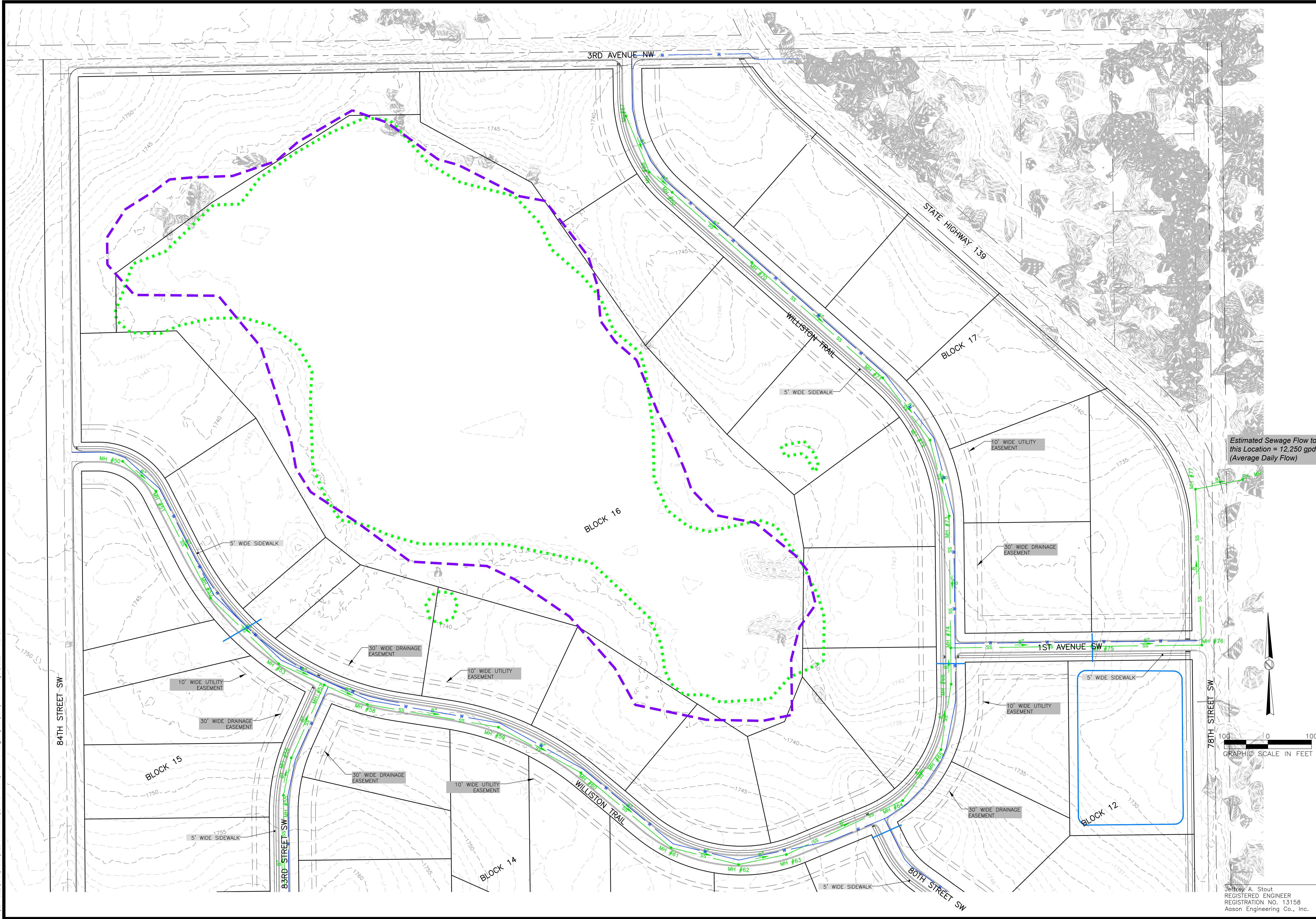
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JOB NO.: 2022-048

SHEET 5 OF 11

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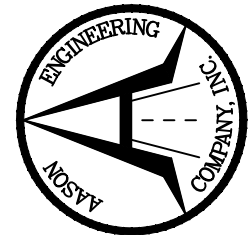
CONTACT:
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REVISIONS:
DATE:
BY:

CONCEPT
PLANS

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UTILITY PLAN - NORTH

WILLISTON ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022

SCALE: 1" = 100'

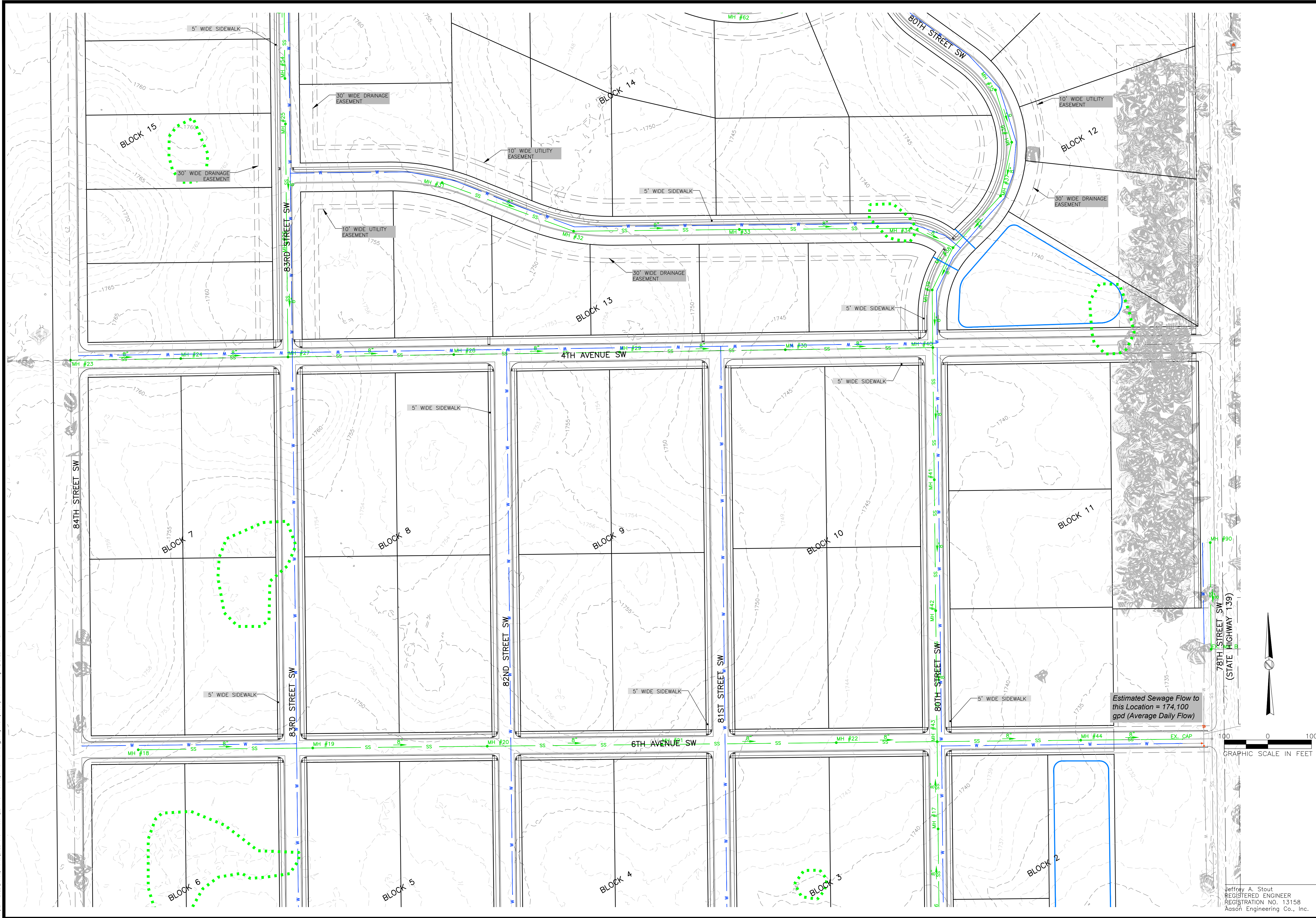
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JOB NO.: 2022-048

SHEET 6 OF 11

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OWNER / DEVELOPER

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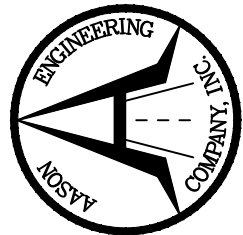
REVISIONS:

DATE:
BY:

CONCEPT
PLANS

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UTILITY PLAN - MIDDLE

WILLISTON ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022

SCALE: 1" = 100'

DRAWN BY: JAS

JOB NO.: 2022-048

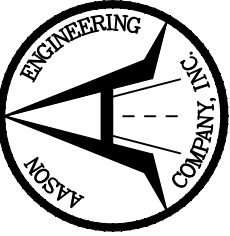
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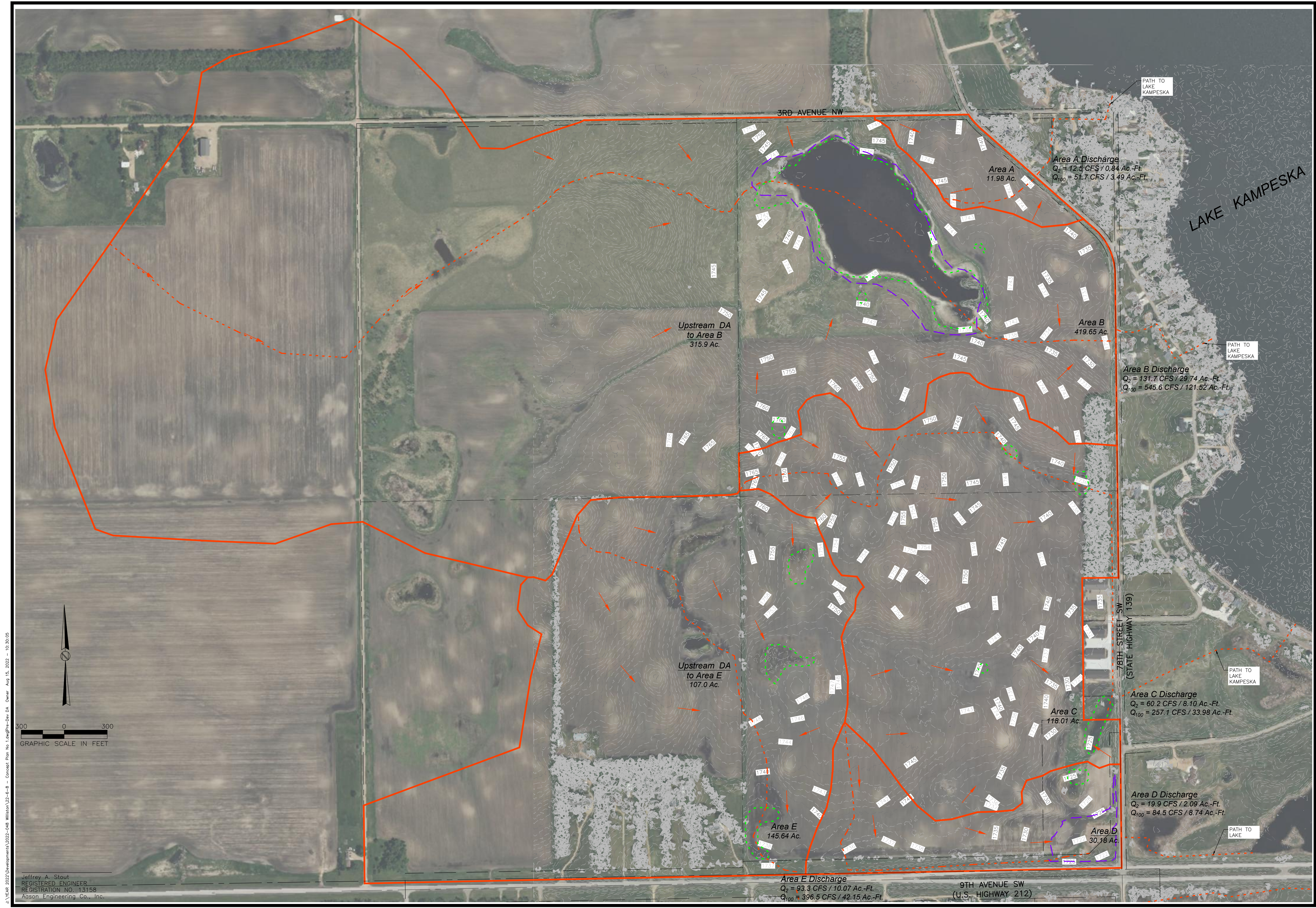
Jeffrey A. Stout
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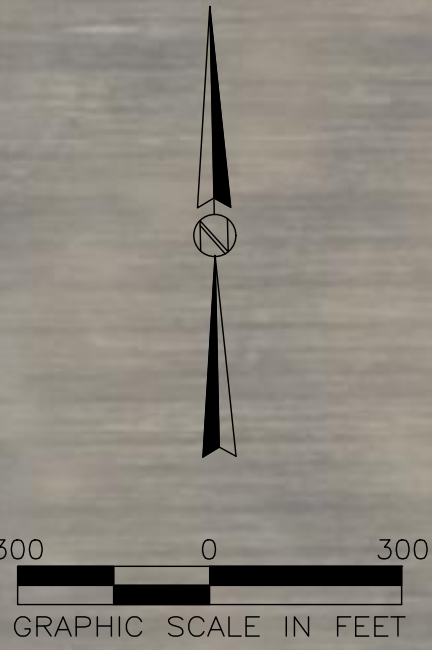


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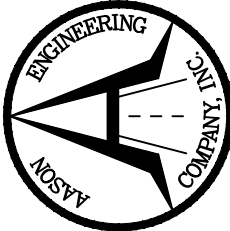
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REVISIONS: DATE: BY:	
CONCEPT PLANS	
This Work Coordinated By: AASON ENGINEERING COMPANY 1022 6TH STREET SE WATERTOWN, SD 57201 Phone No. (605) 882-2371 Fax No. (605) 882-1444	
	
UTILITY PLAN - SOUTH WILLISTON ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA	
DATE: JUL. 15, 2022	
SCALE: 1" = 100'	
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JOB NO.: 2022-048	
SHEET 8 OF 11	



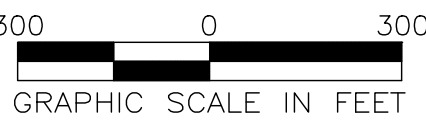
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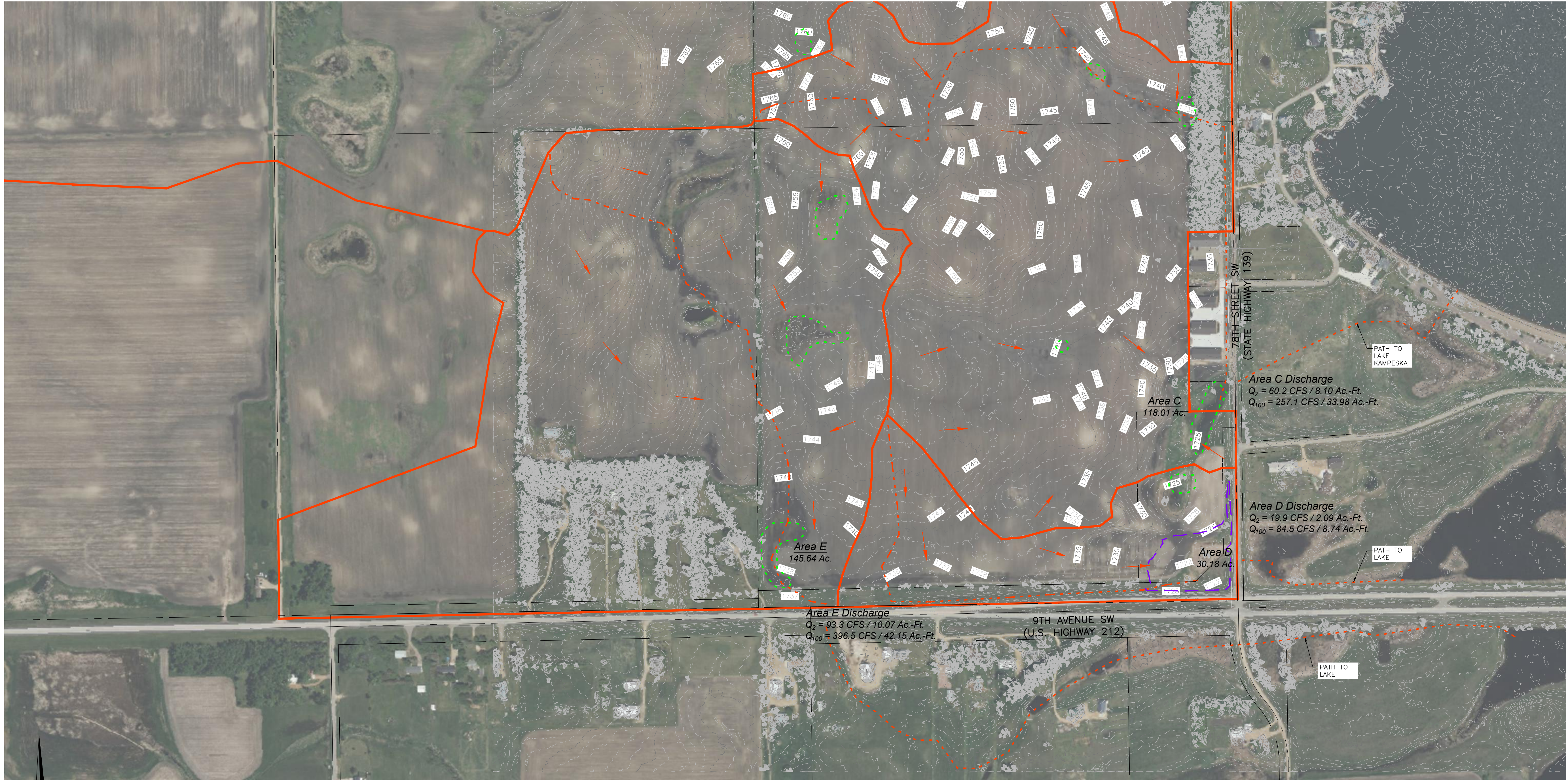
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OWNER / DEVELOPER WILLISTON, INC. 3801 9TH AVE. SE WATERTOWN, SD 57201 CONTACT: JEFF STOUT (605) 886-5007	
ENGINEER / CONSULTANT AASON ENGINEERING COMPANY, INC. 1022 6TH STREET SE WATERTOWN, SD 57201 CONTACT: JEFF STOUT (605) 882-2371	
REVISIONS: DATE: BY:	
CONCEPT PLANS	
This Work Coordinated By:  AASON ENGINEERING COMPANY 1022 6TH STREET SE WATERTOWN, SD 57201 Phone No. (605) 882-2371 Fax No. (605) 882-1444	
PRE-DEVELOPED DRAINAGE ROUTE MAP WILLISTON ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA	
DATE: JUL. 15, 2022 SCALE: 1" = 300' DRAWN BY: JAS JOB NO.: 2022-048 SHEET 9 OF 11	

J:\YEAR 2022\Developments\2022-048 Williston\22-E-8 - Concept Plan No 1.dwg(Pre-Dev DA (2) Owner Aug 15, 2022 - 10:30:25



Jeffrey A. Stout
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Aason Engineering Co., Inc.



OWNER / DEVELOPER

WILLISTON, INC.
3801 9TH AVE. SE
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CONTACT:
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ENGINEER / CONSULTANT

AASON ENGINEERING
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1022 6TH STREET SE
WATERTOWN, SD 57201

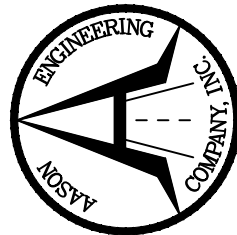
CONTACT:
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REVISIONS:
DATE:
BY:

CONCEPT
PLANS

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AASON ENGINEERING COMPANY
1022 6TH STREET SE
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Phone No. (605) 882-2371
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PRE-DEVELOPED DRAINAGE ROUTE MAP

WILLISTON ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022

SCALE: 1" = 300'

DRAWN BY: JAS

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SHEET 10 OF 11



Jeffrey A. Stout
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OWNER / DEVELOPER

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WATERTOWN, SD 57201

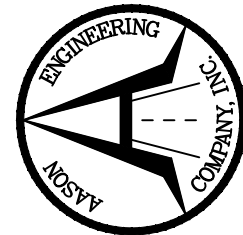
CONTACT:
JEFF STOUT
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REVISIONS:
DATE:
BY:

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AASON ENGINEERING COMPANY
1022 6TH STREET SE
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POST-DEVELOPED DRAINAGE ROUTE MAP

WILLISTON ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022

SCALE: 1" = 300'

DRAWN BY: JAS

JOB NO.: 2022-048

SHEET 11 OF 11

Report of the City Plan Commission

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 meeting of the City Plan Commission held on the 8th day of September, 2022:

RESOLUTION NO. 2022-35

WHEREAS, Williston, Inc., is the owner and developer of real property legally described as:

NW1/4 NE1/4 & S1/2 NE1/4 & SE1/4 LESS WILLISTON ADDITION & LESS LOT H1 & LESS LOTS H1-H4 AND THAT PT NE1/4 NE1/4 LYING S & W LOT H1 ALL IN SECTION 36, TOWNSHIP 117 NORTH, RANGE 54 WEST OF THE 5TH P.M., CODINGTON COUNTY SOUTH DAKOTA

WHEREAS, the Developers wishes to subdivide the above described real property; and

WHEREAS, whenever any subdivision of land is proposed, the owner or authorized agent shall apply for and secure approval of such subdivision plat in accordance with the procedures set forth in Title 24 of the Revised Ordinances of the City of Watertown, South Dakota; and

WHEREAS, the Developer is required to submit a Concept Plan for the proposed subdivision to the Plan Commission for final approval following the Community Development Division and the Design Review Team's review and approval, and prior to the administrative approval of the Preliminary Plan and Construction Plans; and

WHEREAS, the Community Development Division and Design Review Team have reviewed and approved the proposed Concept Plan that is being submitted to Plan Commission for final approval;

NOW THEREFORE BE IT RESOLVED by the City Plan Commission of the City of Watertown, South Dakota, that the *Concept Plan of Williston Addition* is in all respects lawful and entitled to approval that said Concept Plan is hereby approved.

I further certify that the foregoing Resolution is now in full force and effect and unrevoked.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of September, 2022.

City Plan Commission