



City Council

Agenda Item

Subject: Second Reading of Ordinance No. 22-06, an Amendment to the Zoning Designation for portions of Harmony Hill to conform to the Revised Concept Plan lots lines and re-establish A-1 Agricultural District, PUD Planned Unit Development, R-3 Multi-Family Residential District, and C-3 Highway Commercial District

Meeting: City Council - Mar 21 2022

From: Heath VonEye, Public Works Director/City Engineer

BACKGROUND INFORMATION:

Background:

Owners, the Benedictine Sisters of Watertown/ Mother of God Monastery, have submitted a petition to rezone a portion of Harmony Hill. The property was recently rezoned which came into effect on July 30th, 2021 to conform to the previously approved Concept Plan. The Concept Plan has been revised and approved by the Plan Commission due to the realignment of Challenger Way, as it caused lot lines to shift. This rezone petition amends the zoning designations for portions of property that were impacted in the revised Concept Plan so the zoning will align with the new design. These zoning designations include A-1 Agricultural District, R-3 Multi-Family Residential District, PUD Planned Unit Development, and C-3 Highway Commercial District.

The Plan Commission recommended approval (5-0) to Council at the October 7th, 2021 meeting. The lapse in time between the Plan Commission and City Council meeting is due to holding off on the plat and development agreement until Spring, prior to the beginning of construction. The plat and rezone should be approved in conjunction to ensure the zoning district boundaries conform to the platted lot lines.

SUGGESTED MOTION:

I move to approve, Ordinance No. 22-06, an Amendment to the Zoning Designation for portions of Harmony Hill to conform to the Revised Concept Plan lots lines and re-establish A-1 Agricultural District, PUD Planned Unit Development, R-3 Multi-Family Residential District, and C-3 Highway Commercial District

STAFF REFERENCE(S):

Brandi Hanten

ATTACHMENT(S):

[Petition](#)

[Exhibit](#)

[Concept Plan Zoning](#)
[Ordinance No. 22-06](#)

Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc. (AE#2020-206)
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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), Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sisters of Mother of God Monastery (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), 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 “A1 – Agricultural District”, “C3 – Highway Commercial District” and “R3 – Multi-Family Residential District” to “C3 – Highway Commercial District”, “PUD – Planned Unit Development”, “A1 – Agricultural District” and “R3 – Multi-Family Residential District”.

A portion of the NE1/4 of Section 7, Township 116 North, Range 52 West of the 5th P.M., Codington County, South Dakota. Tract contains 4.9+/- Acres.

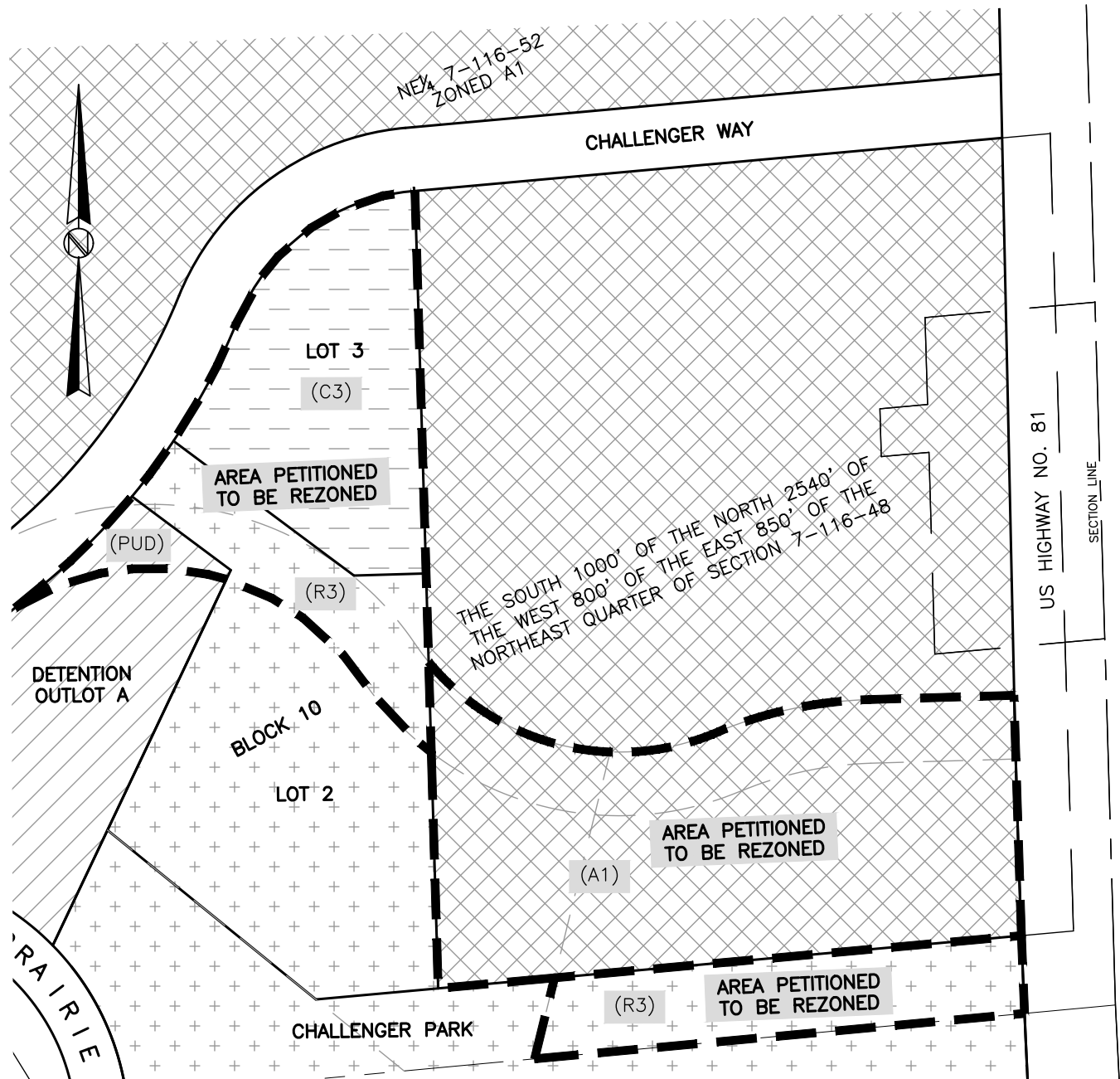
Which upon platting shall be known as a portion of, “Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota,” and that the lots included in said plat shall be re-zoned with the zoning designation of C3 – Highway Commercial District to Lot 3 of Block 10; AND the zoning designation of PUD – Planned Unit Development to Detention Outlot A of Block 10; AND the zoning designation of R3 – Multi-Family Residential District to Lot 2 and Challenger Park of Block 10 of said “Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota.” AND the zoning designation of “A1 – Agricultural District” to a portion of the Southerly 410’ of the South 1000’ of the North 2540’ of the West 800’ of the East 850’ of the NE1/4 of Section 7, T116N, R48 West of the 5th P.M., Codington County, South Dakota.

2. Petitioner is the owner of record of the above-described real property.
3. The petitioner intends to develop the first phase of the Harmony Hill Development.
4. The following Exhibit is attached hereto and is by reference incorporated as part of this Petition:

Exhibit A – Harmony Hill Second Addition to the Municipality
of Watertown, in the County of Codington, South Dakota.

Exhibit A

A Portion of Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota.



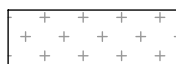
ZONING DESIGNATIONS



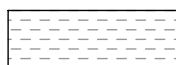
A1 ZONING DESIGNATION



PUD ZONING DESIGNATION



R3 ZONING DESIGNATION



C3 ZONING DESIGNATION

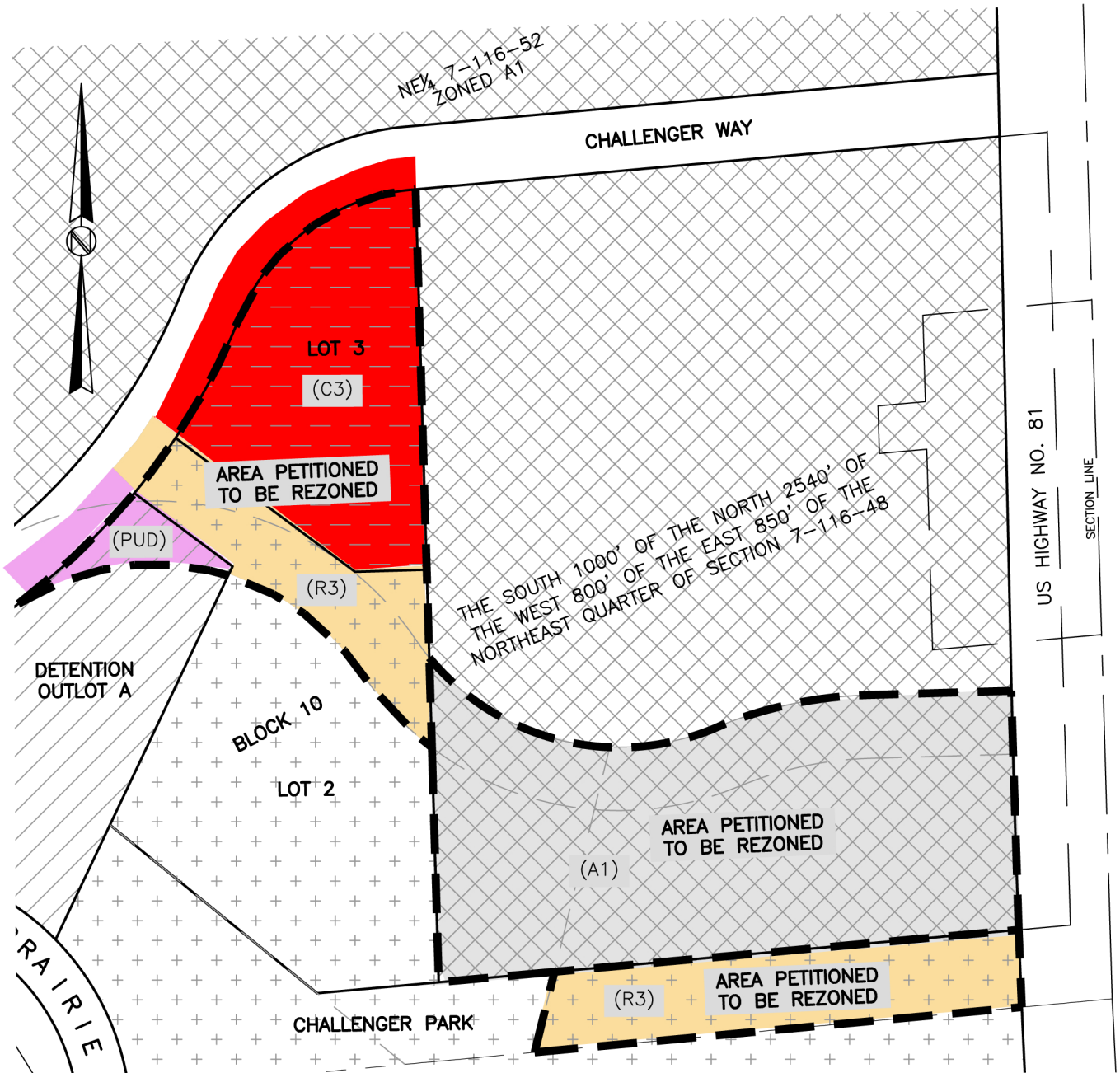


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Exhibit A

A Portion of Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota.



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ZONING DESIGNATIONS



A1 ZONING DESIGNATION



PUD ZONING DESIGNATION



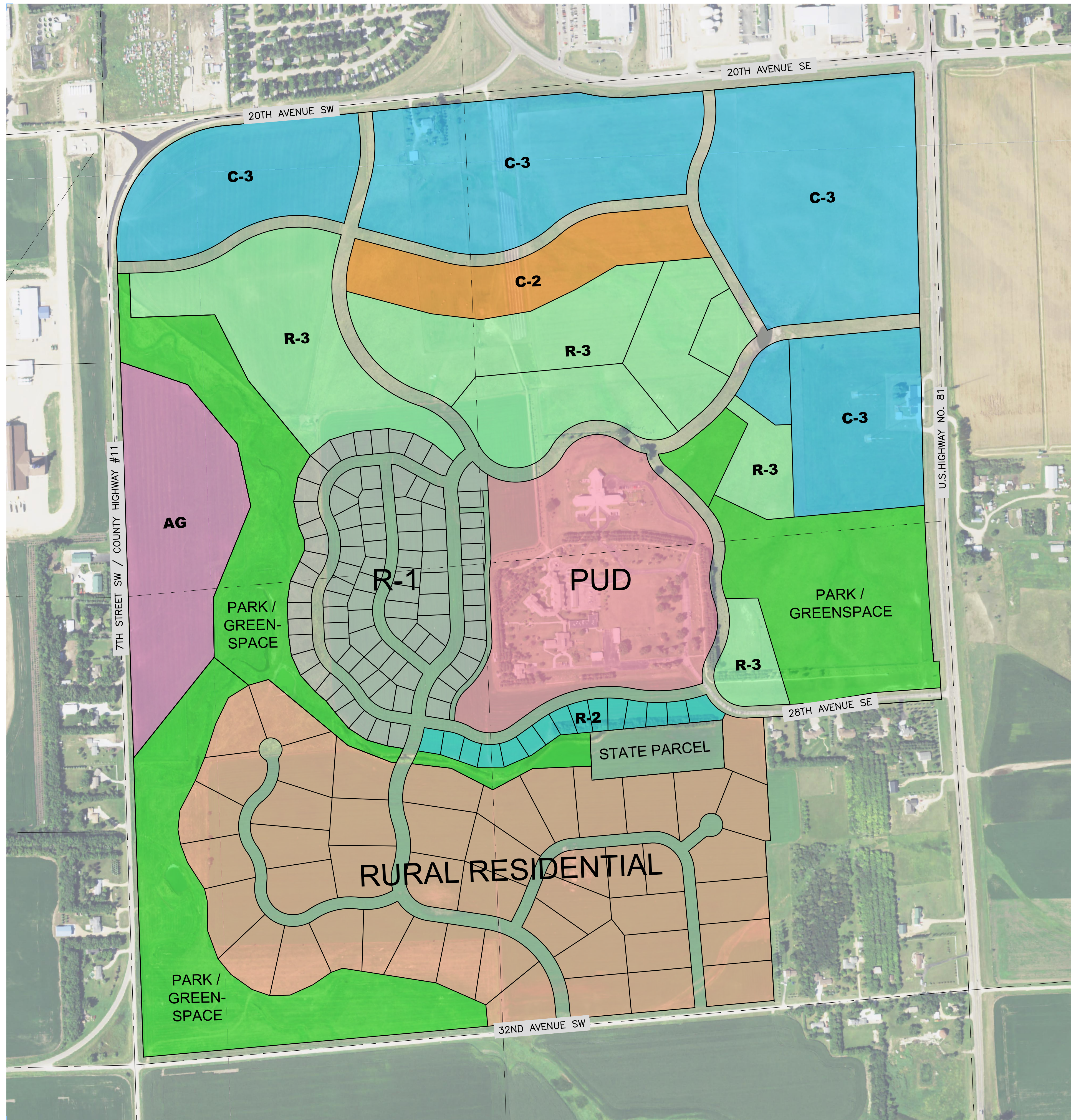
R3 ZONING DESIGNATION



C3 ZONING DESIGNATION



Benedictine Sisters of Watertown

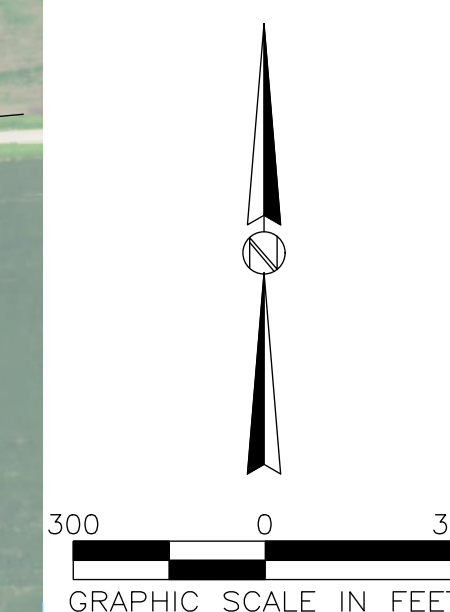


PROPOSED LAND USE / ZONING

A1 AGRICULTURAL:	23.62 ACRES
R-1 SINGLE FAMILY RESIDENTIAL:	28.75 ACRES
R-2 SINGLE FAMILY ATTACHED RESIDENTIAL:	5.72 ACRES
R-3 MULTI-FAMILY RESIDENTIAL:	66.29 ACRES
RURAL RESIDENTIAL:	90.76 ACRES
PUD PLANNED UNIT DEVELOPMENT:	37.95 ACRES
C-2 LOCAL COMMERCIAL:	14.13 ACRES
C-3 HIGHWAY COMMERCIAL:	101.83 ACRES
PARKLAND / OPEN GREEN SPACE:	79.26 ACRES
PUBLIC STREET RIGHT OF WAY:	46.63 ACRES
TOTAL AREA:	494.94 ACRES

General Layout and Zoning Plan Harmony Hill Concept Plan

9/17/21
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Hoffman

Planning, Design & Construction, Inc.
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ORDINANCE NO. 22-06

Petition to Amend Zoning District Boundaries by Rezoning Portions of the Harmony Hill Addition in Section 7, Township 116 North, Range 52 West of the 5th P.M., Codington County, South Dakota, to A-1 Agricultural District, C-3 Highway Commercial District, PUD Planned Unit Development, and R-3 Multi-Family Residential District

BE IT ORDAINED by the City of Watertown, upon examination of the Petition to Change Zoning by Petitioner, Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sister of Mother of God Monastery (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), the owner of real property described as:

A portion of the NE1/4 of Section 7, Township 116 North, Range 52 West of the 5th P.M., Codington County, South Dakota.

Which upon platting shall be known as “*Harmony Hill Second Addition 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. 2021-49, that the property be, and is hereby, rezoned from the existing designations and be established, as referenced in the petition, as follows:

A-1 Agricultural District pursuant to Watertown Revised Ordinance §21.12, to a portion of the Southerly 410’ of the South 1000’ of the North 2540’ of the West 800’ of the East 850’ of the NE1/4 of Section 7, T116N, R48 West of the 5th P.M., Codington County, South Dakota; AND

C-3 Highway Commercial District pursuant to Watertown Revised Ordinance §21.28, to Lot 3 of Block 10 of said Harmony Hill Second Addition to the Municipality of Watertown in the County of Codington, South Dakota; AND

PUD Planned Unit Development pursuant to Watertown Revised Ordinance §21.38, to Detention Outlot A of Block 10 of said Harmony Hill Second Addition to the Municipality of Watertown in the County of Codington, South Dakota; AND

R-3 Multi-Family Residential District pursuant to Watertown Revised Ordinance §21.20, to Lot 2 of Block 10 of said Harmony Hill Second Addition to the Municipality of Watertown in the County of Codington, South Dakota

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. 22-06 was published in the Watertown Public Opinion, the official newspaper of said City, on this ____ day of _____, 2022.

Kristen Bobzien, Finance Officer

First Reading: March 7th, 2022
Second Reading: March 21st, 2022
Published: March 26th, 2022
Effective: April 15th, 2022

Attest:

City of Watertown

Kristen Bobzien
Finance Officer

Ried Holien
Mayor