



Plan Commission

Agenda Item

Subject: Commission Consideration of Ordinance No. 24-03, Amending the Zoning Map of the City of Watertown, SD, for Lots 15-18 Block 7 of Davlin's Addition, from I-1 Light Industrial District to C-3 Highway Commercial District

Meeting: Plan Commission - Feb 08 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

The owner, Brian Brandriet, Acting Agent, MB Investments, LLC, has petitioned to rezone lots 15-18 Block 7 of Davlin's Addition from I-1 Light Industrial District to C-3 Highway Commercial District. The property meets the minimum lot size requirements to be zoned C-3 and is adjacent to 10th Avenue SE (Jenson Avenue) which has C-3 zoning on the north side. The Comprehensive Land Use Plan shows this area as a mix of light industrial/regional commercial for future land uses.

There is an existing 48'x80' structure that was constructed in 2000 (BP#8677) located on the property proposed to be rezoned. Upon rezoning, the current outdoor storage would be required to be removed and required off-street parking, loading, and access for the commercial use would need to be installed.

Facts:

1. Adjacent Property Zoning Designation:
 - a. North → C-3 Highway Commercial District
 - b. East → I-1 Light Industrial District
 - c. South → I-1 Light Industrial District
 - d. West → I-1 Light Industrial District
 2. Rezone will extend to the centerline of the adjacent right-of-ways
 3. Property located in the AO (100 year floodplain)
-

SUGGESTED MOTION:

Staff recommends approval of this zoning map amendment through the following motion:

I move to approve Ordinance No. 24-03, Amending the Zoning Map of the City of Watertown, SD, for Lots 15-18 Block 7 of Davlin's Addition, from I-1 Light Industrial District to C-3 Highway Commercial District

STAFF REFERENCE(S):

Brandi Hanten

ATTACHMENT(S):

[Petition](#)

[Vicinity Map](#)

[Future Land Use Maps- Comprehensive Plan](#)

[Ordinance No. 24-03](#)

Prepared by:
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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), MB Investments, 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 "I1 – Light Industrial District" to "C3 – Highway Commercial District".

Lots 15-18 Block 7 of the Plat entitled, "Davlin's Addition to Watertown, S.D. in Government Lot 4, Section 5, Township 116, Range 52, Codington Co., S.D." Subject property contains 30,000 +/- Sq. Ft.

2. Petitioner is the owner of record of the above-described real property.
3. The petitioner intends to market the property for uses within the C3 District.
4. The following Exhibit is attached hereto and is by reference incorporated as part of this Petition:

Exhibit A – Lots 15-18 Block 7 Davlin's Addition to the Municipality of Watertown, Codington County, 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 "I1 – Light Industrial District" to "C3 – Highway Commercial District".

Dated at Watertown, South Dakota, this 19th day of January, 2024.

By [Signature]
Brian Brandriet, Acting Agent
MB Investments, LLC

State of South Dakota)
)SS:
County of Codington)

On this the 19th day of January, 2024, before me, the undersigned officer, personally appeared Brian Brandriet, Acting Agent for MB Investments, LLC, known to me or satisfactorily proven to be the person whose name(s) are 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.

[Signature]
Notary Public

(SEAL)

My Commission Expires: 9-28-2024

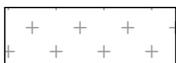


Exhibit A

Lots 15-18 Block 7 Davlin's Addition to the Municipality of Watertown, Codington County, South Dakota. Subject parcel contains 30,000 +/- Sq. Ft.



ZONING DESIGNATIONS



I1 ZONING DESIGNATION



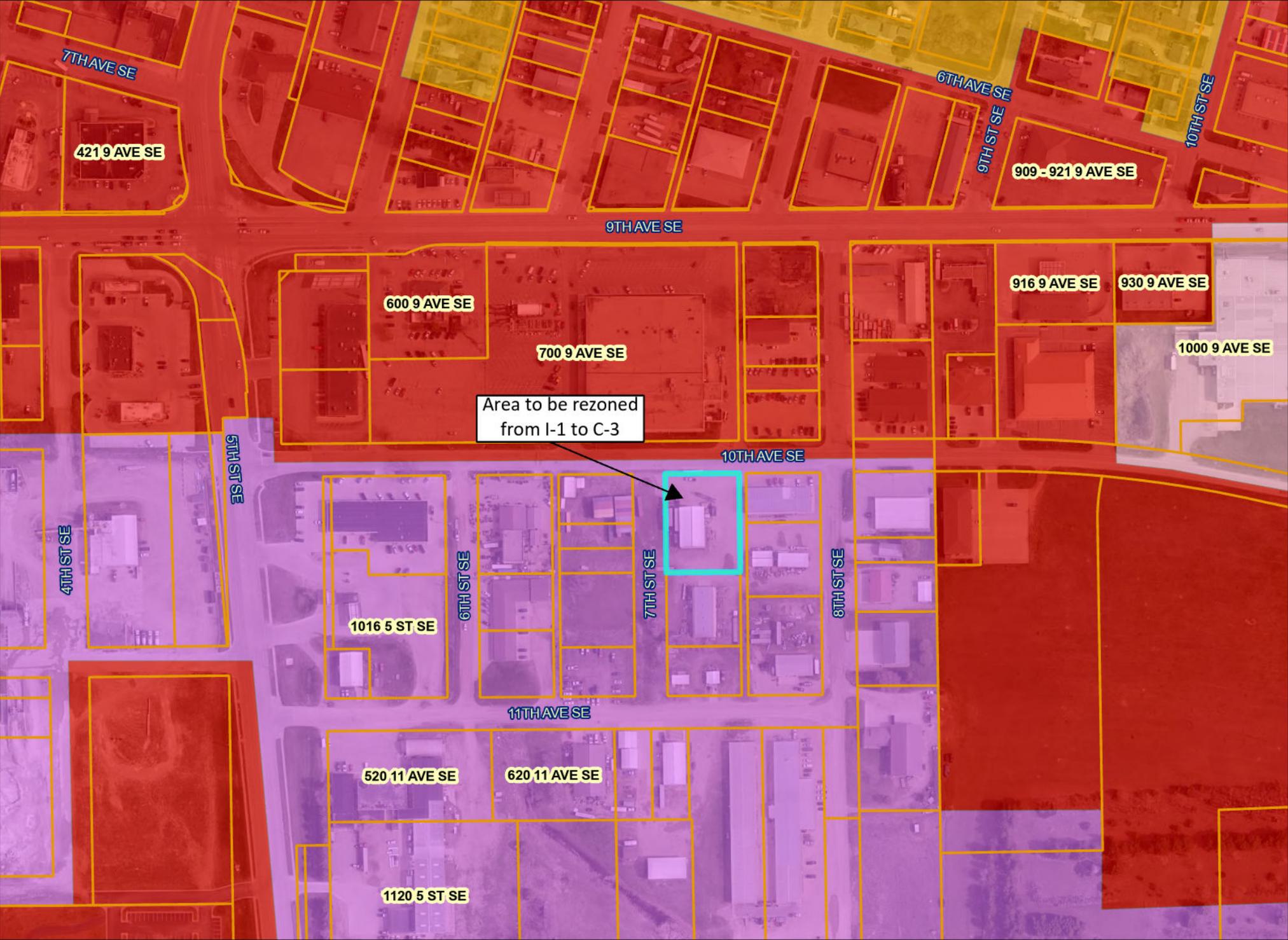
C3 ZONING DESIGNATION



Prepared By
AASON ENGINEERING COMPANY, INC.

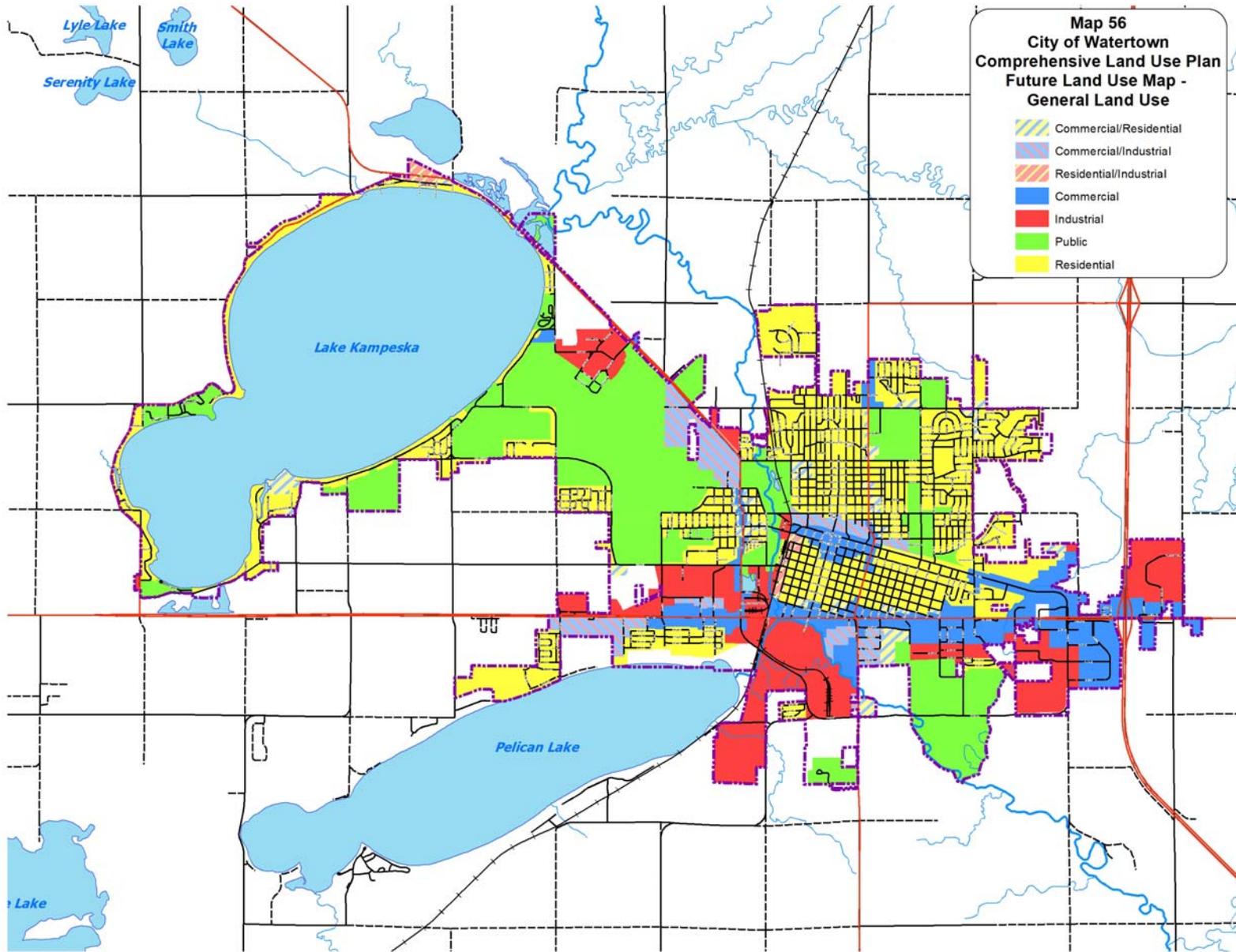
1022 SIXTH STREET S.E.
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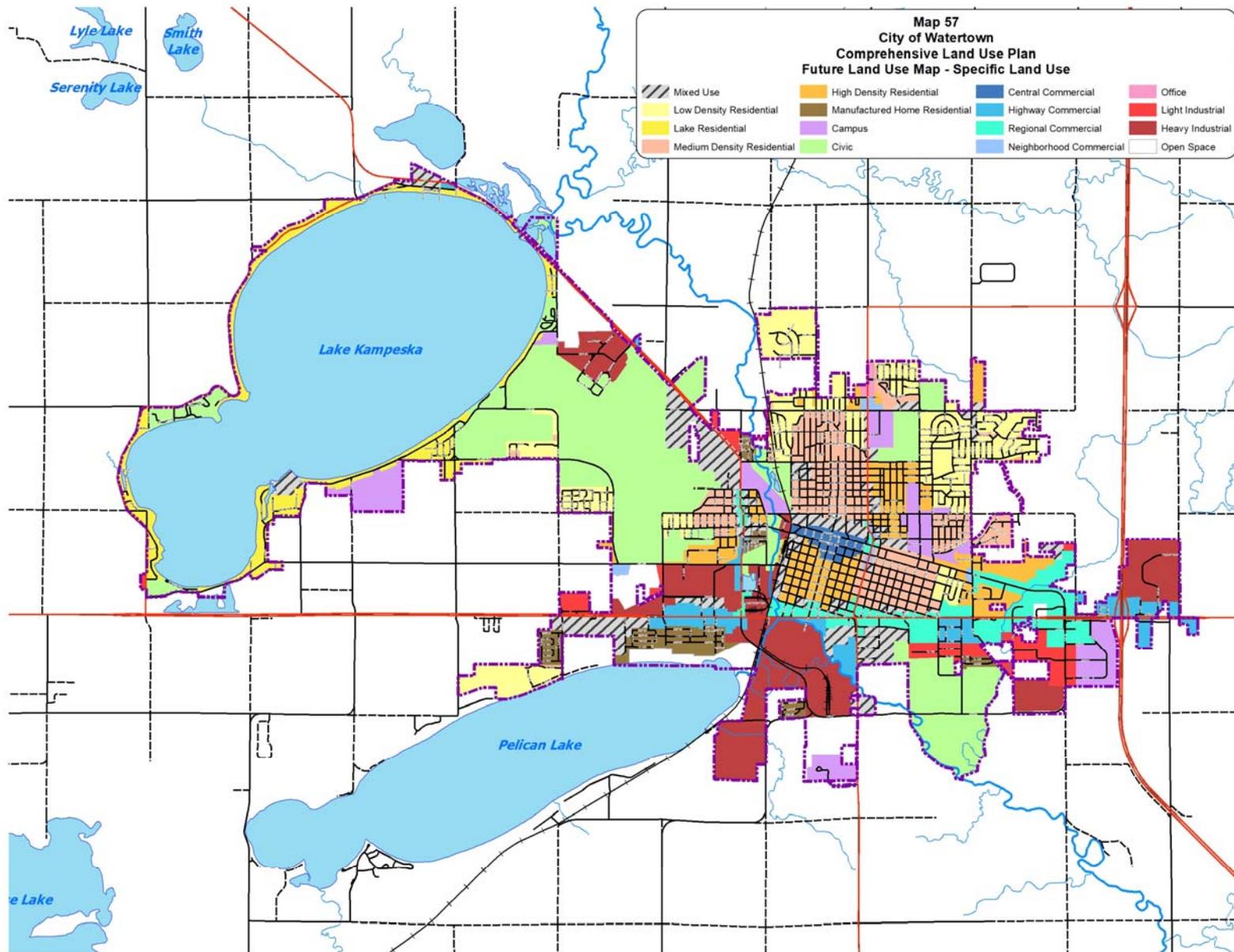
Vicinity Map

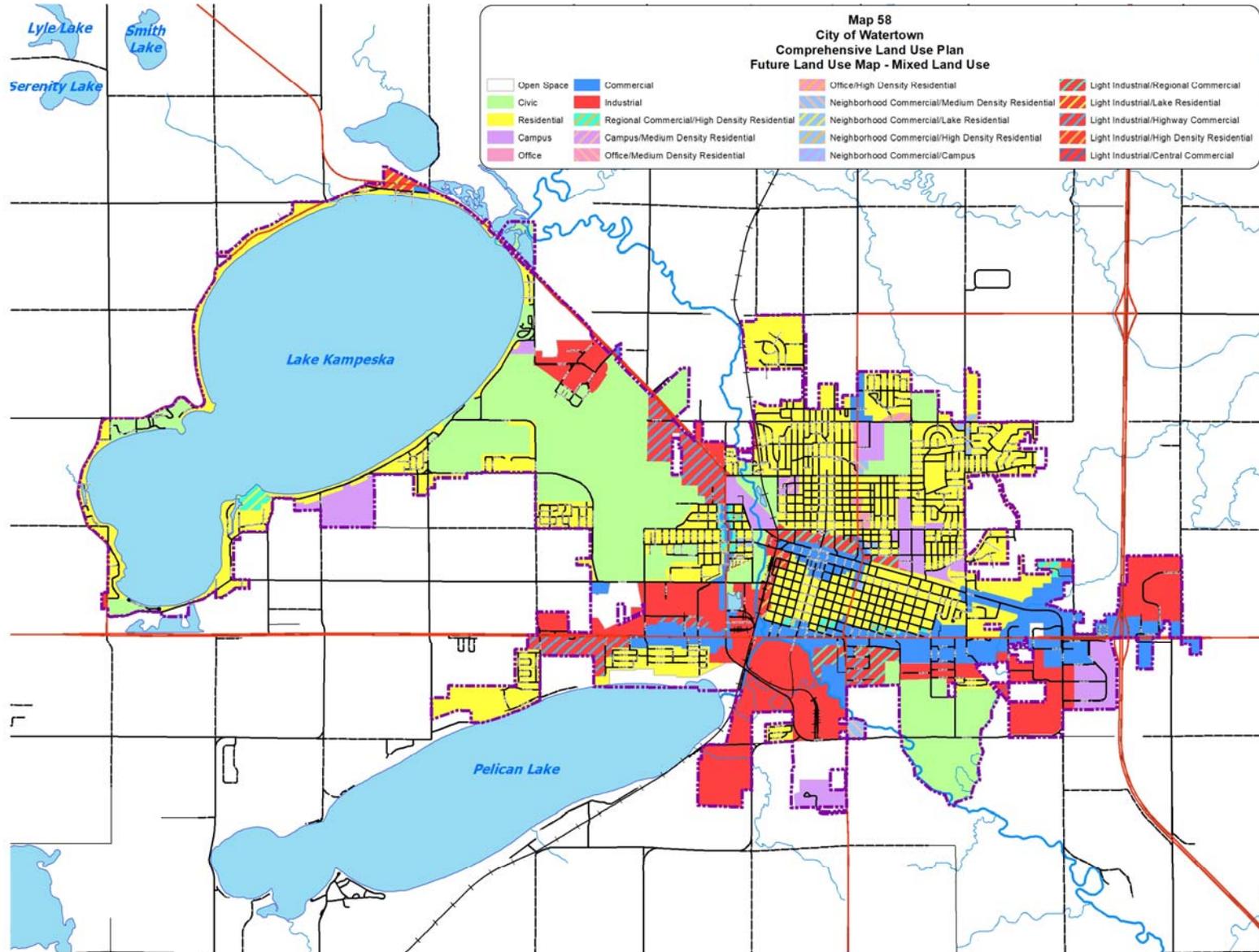


Area to be rezoned
from I-1 to C-3









**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 8th day of February 2024.

ORDINANCE NO. 24-03

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, MB Investments, LLC, owner of real property described as:

Lots 15-18 Block 7 of the Plat entitled, "Davlin's Addition to Watertown, S.D. in Government Lot 4, Section 5, Township 116, Range 52, Codington Co., S.D." to the Municipality of Watertown, in the County of Codington, South Dakota"

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 *I-1 Light Industrial District* pursuant to Watertown Revised Ordinance §21.32 to *C-3 Highway Commercial District*, pursuant to Watertown Revised Ordinance §21.28.

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 *I-1 Light Industrial District*, pursuant to Watertown Revised Ordinance §21.32 to *C-3 Highway Commercial District*, pursuant to Watertown Revised Ordinance §21.28.
- 2) The *C-3 Highway Commercial District* will be extended to the centerline of all adjacent public rights-of-way.

I hereby certify that the above Ordinance No. 24-03 was duly adopted by the City Plan Commission of the City of Watertown.

Dated this 8th day of February 2024.

City Plan Commission