



Board of Adjustment

Agenda Item

Subject: Board Consideration of a Conditional Use Request for Storage Units in the R-3 Multi-Family Residential District for the Property Located at 618 B Avenue NE

Meeting: Board of Adjustment - Mar 21 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Owner: Watertown Regional Library/Maria Gruener, Library Director

Property Address: 618 B Avenue NE, Watertown, SD 57201

Legal Description: West 76.5' East 126' Lot 1 Block 18, R F Pettigrews Addition

Conditional Use Request:

The applicant is seeking Conditional Use approval pursuant to §21.2003 for use 2. Storage Units (Individual units must be less than or equal to 600 SF) in the R-3 Multi-Family Residential District; contingent upon compliance with Specific Rules Governing Individual Conditional Uses §21.0202 under 2.b.7. a - h.

The City of Watertown owns the property located across B Avenue NE from the Watertown Regional Library property. The library is needing additional storage space and is proposing to place a single 12'x24' shed on the referenced property. Since there is no primary use existing on the vacant property, an accessory structure in a residential district cannot be placed, requiring a conditional use be applied for. Storage Units are the applicable request, however, these will not be rented commercially and will be utilized only by the library. The library currently mows and maintains the empty lot and will continue to do so.

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 Storage Units in the R-3 Multi-Family Residential District for the Property Located at 618 B Avenue NE

STAFF REFERENCE(S):

Brandi Hanten, Carla Heuer

ATTACHMENT(S):

[Application](#)

[Vicinity Map](#)



CU-24-5	Primary Location	Applicant
Conditional Use	618 B AVE NE	Maria Gruener
Application	WATERTOWN, SD 57201	605-753-3613
Status: Active	Owner	mgruener@watertownsd.us
Submitted On: 3/1/2024	CITY OF WATERTOWN PO BOX 910 WATERTOWN, SD 57201-	160 6th St NE Watertown, SD 57201

Applicant Information

Applicant is...

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Main Contact Information

Responsible party for all correspondence throughout the project.

Main Contact Name	Main Contact Phone Number
Maria Gruener	605-753-3613
Main Contact Email	Main Contact Address
mgruener@watertownsd.us	Watertown Regional Library, 160 6th St NE, Watertown, SD 57201

Property Information

Address of Conditional Use Request*	Owner Name*
618 B Avenue NE, Watertown, SD 57201	City of Watertown

Legal Description * 

W76.5' E126' Lot 1 Block 18 R F Pettigrews Addition

Property Zoning District

R-3 Multi-Family Residential District

Requested Conditional Use 

Storage Unit

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

Describe how the use will be established on the property* 

There is very little storage space in the library so we are planning to put in a 12'x24' storage unit. It would be used for storing bikes, furniture, etc. We also want to put in some trees/landscaping, benches, some interactive learning elements for kids, and a path. It would be a park like area where people could sit outside and read while still providing the storage that the library needs. Watertown Regional Library would like to develop the land instead of continuing to mow an empty lot.

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

None

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

12'x24'

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.*

N/A

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.*

The library has off-street parking on the south side of the building across from the lot in addition to parking on the east and west side of the building that may be used. However, parking and loading should not be needed for the storage unit.

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

N/A

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

N/A

E. Screening and buffering with reference to type, dimensions and character* 

There will be no screening or buffering.

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.* 

N/A

G. Required yards and other open space.* 

N/A

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

The vacant lot is near a public library, an apartment building, and a single-family home. The storage unit will be used by the public library and is small enough that it should not affect the adjacent properties.

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.

Maria Lynn Gruener

Mar 1, 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...*

Agent

Maria Lynn Gruener

Mar 1, 2024

Date*

Fri Mar 01 2024 00:00:00 GMT-0600
(Central Standard Time)

Vicinity Map

