Plan Commission

Agenda Item

Subject: Prairie Haven Annexation First Addition Annexation and Zoning:
1. Commission Consideration of Resolution No. 24-05, Initiating Annexation of a Tract of Land Contiguous to the City of Watertown, South Dakota, known as Prairie Haven Annexation First Addition
2. Commission Consideration of Ordinance No. 24-02, Establishing the Zoning Designation of R-1C Compact Single Family Residential District for the property to be known as Prairie Haven Annexation First Addition

Meeting: Plan Commission - Feb 08 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Background :

Owner, High Five Properties, LLC, has submitted a petition for annexation and zoning for a portion of their property known as the Prairie Haven Addition. The Concept Plan was approved on September 23, 2021 in which this proposed annexation generally conforms to; the proposed annexation includes phase 3 (phases 1 and 2 have been annexed already) and the northern portions of phases 6 and 7. This does not follow the chronological development phasing as shown on the approved Concept Plan, however, that is considered a minor change that does not require an updated plan be submitted to Plan Commission. The land is generally located south of the Derby Down development on the corner of Golf Course Road and 3rd Avenue NW. This portion of property contains 34.76 acres and is adjacent to city limits. The petition proposes the property be zoned as R-1C Compact Single Family Residential District. Prior to development, the property will need to follow the subdivision process by submitting a preliminary plan, construction plans, and platting.

The property is within the Sioux Rural Water Territory and such costs associated with annexation and zoning will need to be collected by Watertown Municipal Utilities.

SUGGESTED MOTION:

Staff recommends approval of this annexation and zoning through the following motions:

1. I move to approve Resolution No. 24-05, Initiating Annexation of a Tract of Land Contiguous to the City of Watertown, South Dakota, known as Prairie Haven Annexation First Addition
2. I move to approve Ordinance No. 24-02, Establishing the Zoning Designation of R-1C Compact Single Family Residential District for the property to be known as Prairie Haven Annexation First Addition

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STAFF REFERENCE(S):

Brandi Hanten

ATTACHMENT(S):

Petition
Vicinity Map
Plat of Prairie Haven Annexation First Addition
Approved Concept Plan
Resolution No. 24-05 (annexation)
Ordinance No. 24-02 (zoning)

Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th Street SE
Watertown, SD 57201
Phone #: (605) 882-2371

PETITION FOR ANNEXATION OF PROPERTY TO THE CITY OF WATERTOWN CODINGTON COUNTY, SOUTH DAKOTA

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA:

The undersigned, William A. Reffenberger Jr, acting agent for High Five Properties, LLC, being the owner(s) of all the following property currently outside the corporate limits of the Municipality of Watertown, South Dakota described as:

> A portion of the NE ¼ of Section 35, Township 117 North, Range 53 West of the 5th P.M., Codington County, South Dakota. Subject parcel contains 34.76 +/- Acres.
>
> which upon platting will be known as: Prairie Haven Annexation First Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

do(es) hereby petition the City of Watertown, Codington County, South Dakota, to include said contiguous property within the limits of said City, pursuant to SDCL 9-4-1, as shown on the drawing, attached hereto and incorporated by reference. Petitioner(s) aver(s) there are no legal voters residing thereon.

Petitioners further request the zoning ordinance of the City of Watertown be amended to provide said property with the zoning designation of R1C, Compact Single Family District.

Petitioner is in the process of rezoning and developing a portion of the property.

Dated at Watertown, South Dakota, this 8th day of January, 2024.

By Wing Member
Acting Agent for
High Five Properties, LLC

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

On this the 8th day of January, 2024, before me, the undersigned officer, personally appeared K. Bloch, Acting Agent for High Five Properties, 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.

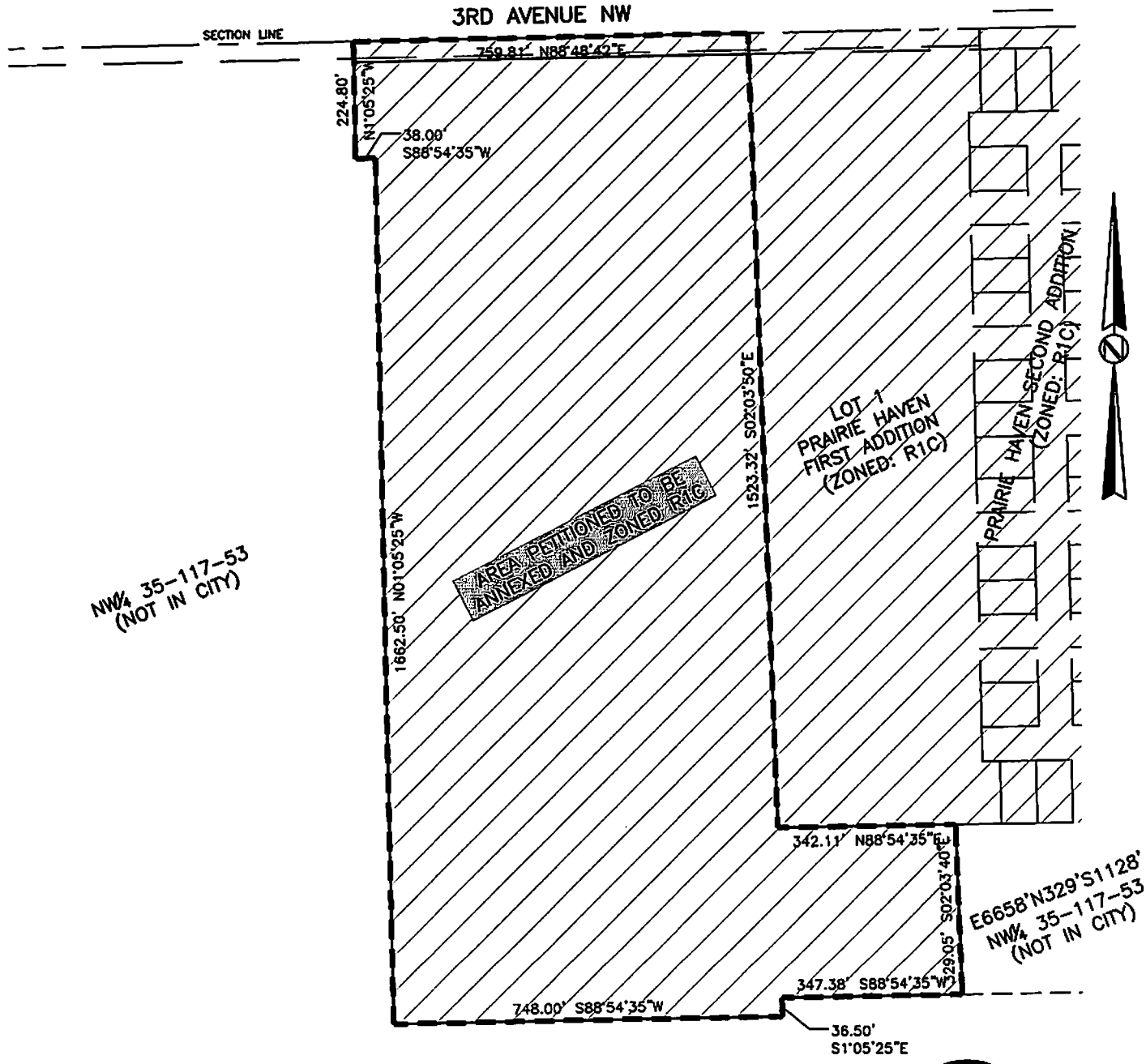
K. Bloch
Notary Public

(SEAL)

My Commission Expires: 1-11-2024

Exhibit A

A portion of the Northwest Quarter of Section 35, Township 117 North, Range 53 West of the 5th P.M., Codington County, South Dakota. Subject parcel contains 34.76 +/- Acres.



ZONING DESIGNATIONS

R1C ZONING DESIGNATION

Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

Vicinity Map



PLAT OF
PRAIRIE HAVEN ANNEXATION FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

200 0 200

SEPTEMBER 15, 2023
SCALE: 1"=200'

○ MONUMENT RECOVERED
● ½"X18" REBAR W/ PLASTIC CAP STAMPED #11310 SET

N. QUARTER CORNER
35–117–53
(MAG NAIL)

SECTION LINE

3RD AVENUE NW

759.81' N88°48'42"E

1000.12' N88°48'42"E

224.80'
N1°05'25"W

33.0' WIDE STATUTORY SECTION LINE RIGHT OF WAY.

40.0' WIDE PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE PUBLIC BY THIS PLAT.

38.00'
S88°54'35"W

NOTE: BEARINGS ARE BASED ON UTM ZONE 14 – WGS84. GROUND DISTANCES SHOWN.

NOTE: THIS PLAT CONTAINS 34.76± ACRES OF WHICH 0.70± IS DEDICATED ROAD RIGHT OF WAY.

NW¼
35–117–53

1662.50' N01°05'25"W

LOT 1
34.76± ACRES

1523.32' S02°03'50"E

LOT 1
PRAIRIE HAVEN
FIRST ADDITION

SECOND ADDITION TO PRAIRIE HAVEN

342.11' N88°54'35"E

329.05' S02°03'40"E

E658'N329'S1128'
NW¼ 35–117–53

347.38' S88°54'35"W

748.00' S88°54'35"W

36.50'
S1°05'25"E

NW¼
35–117–53

Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605–882–2371

10' WIDE REAR YARD UTILITY EASEMENTS OR 10' WIDE UTILITY EASEMENTS ABUTTING PUBLIC RIGHT OF WAYS UNLESS NOTED OTHERWISE.

EASEMENT INFORMATION

5' WIDE SIDE YARD UTILITY EASEMENTS UNLESS NOTED OTHERWISE.

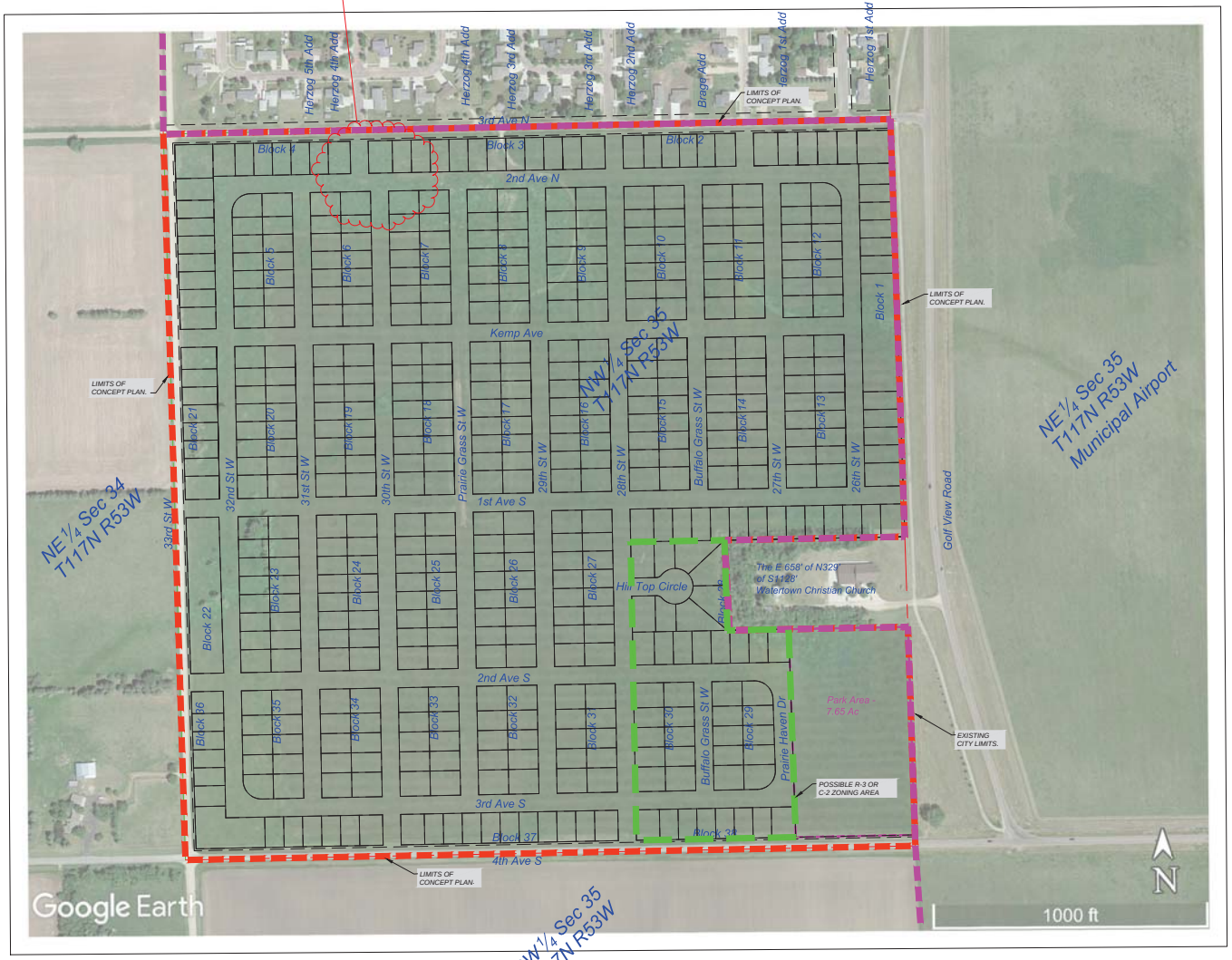
EASEMENT INFORMATION

REGISTERED LAND SURVEYOR
REG. NO.
11310
COLIN B
DEJONG
SOUTH DAKOTA

Registered Land Surveyor

Approved per Resolution No. 2021-46 on
September 23rd, 2021 with conditions as shown below

Offset distance shall be corrected to
meet EDS at preliminary plan phase



LEGEND

- EXISTING CONTOUR LINE (1' INTERVALS)
- EXISTING BUILDING EXTERIOR FOOTPRINT
- SUBJECT PROPERTY BOUNDARY LINE
- LOT LINES
- SETBACK LINES
- EASEMENT LINES
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND FIBER-OPTIC LINE
- OVERHEAD TRANSMISSION LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND NATURAL GAS LINE
- ASPHALT SURFACING
- CONCRETE SURFACING
- GRAVEL SURFACING
- POWER POLE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- STORM SEWER JUNC. BOX / MANHOLE
- STORM SEWER INLET
- WATER VALVE / CURB STOP
- MONUMENT RECOVERED
- PROPERTY CORNER
- UTILITY TERMINAL

GENERAL NOTE

1. PROJECT AREA - 156.7 ACRES

PROPOSED ZONING

ZONE: R-1C, COMPACT SINGLE FAMILY RESIDENTIAL DISTRICT EXCEPT AS NOTED

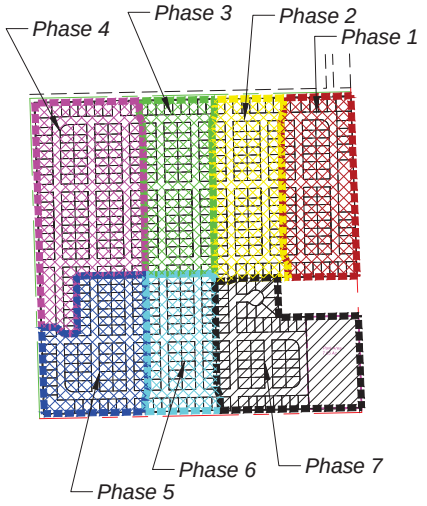
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT:	24 FEET
FRONT YARD:	25 FEET
SIDE YARD:	6 & 9 FEET
REAR YARD:	25 FEET

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

LEGAL DESCRIPTION

NW¼ SECTION 35 T117N R53W OF THE 5TH PM CODINGTON COUNTY, SOUTH DAKOTA LESS THE E658' OF THE NORTH 329' OF THE SOUTH 1128'



RODNEY S. DEJONG
REGISTERED ENGINEER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 3503
Aason Engineering Co., Inc.

DEVELOPER

Owner:
High Plains Properties, LLC
(Steve Thorson - 605-520-2213)
(Bill Raffelsberger - 605-881-6892)

GRAPHIC SCALE IN FEET
200 0 200

AASON ENGINEERING COMPANY

TITLE SHEET

PROPOSED DEVELOPMENT NAME:
PRAIRIE HAVEN ADDITION
CONCEPT PLAN
WATERTOWN, SD

DATE: AUGUST, 2021
SCALE: 1" = 200'
DRAWN BY: RSD
JOB NO.: 2021-013
SHEET 1

Report and Recommendation of City Plan Commission for Annexation

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 adopted at the duly called meeting of the Watertown City Plan Commission on the 8th day of February 2024

RESOLUTION NO. 24-05

BE IT RESOLVED by the City Plan Commission of the City of Watertown, South Dakota, that

WHEREAS, High Five Properties, LLC of real property in Codington County described as:

"A Portion of the NE 1/4 of Section 35, Township 117 North, Range 53 West of the 5th PM Codington County, SD"

Which upon platting shall be known as "Prairie Haven Annexation First Addition" to the Municipality of Watertown, in the County of Codington, South Dakota

have petitioned the Council of the City of Watertown, Codington County, South Dakota, to include said property within the limits of the City pursuant to Section 9-4-1 SDCL 1967 and acts amendatory thereof; and

WHEREAS, Petitioners state that there are no legal voters residing on said property; and

WHEREAS, the property petitioned for annexation is contiguous to the City of Watertown; and

WHEREAS, the City Plan Commission of the City of Watertown, South Dakota, has had an opportunity to review said Petition for annexation;

NOW THEREFORE, the City Plan Commission of the City of Watertown hereby recommends to the City Council of the City of Watertown that:

1. the above-described property be annexed into the City limits with no zoning designation; and
2. an appropriate zoning designation, proposed to be *R-1C Compact Single Family Residential District*, shall be assigned to said property upon recommendation of the Plan Commission per Ordinance No. 24-02 and following a public hearing of the City Council;
3. the adjacent public right-of-way be annexed contemporaneously with the annexation of the above referenced property; and

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

Dated this 8th day of February 2024.

_____

City Plan Commission

Report and Recommendation of City Plan Commission for Zoning

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 an Ordinance introduced, fully discussed, and adopted at the duly called meeting of the Watertown City Plan Commission held on the 8th day of February 2024.

ORDINANCE NO. 24-02

BE IT RESOLVED by the City Plan Commission of the City of Watertown, South Dakota, that:

WHEREAS, High Five Properties, LLC of real property in Codington County described as:

"A Portion of the NE 1/4 of Section 35, Township 117 North, Range 53 West of the 5th PM Codington County, SD"

Which upon platting shall be known as "Prairie Haven Annexation First Addition" 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 establishing the zoning designation of *R-1C Compact Single Family Residential District* pursuant to Watertown Revised Ordinance *§21.15.*

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 an Ordinance establishing the zoning designation for the above said property as *R-1C Compact Single Family Residential* pursuant to Watertown Revised Ordinance *§21.15.*
2) the zoning designations be extended to the centerline of the adjacent public right-of-way.

I hereby certify that the foregoing Ordinance was duly adopted by the City Plan Commission of the City of Watertown.

Dated this 8th day of February 2024.

_____

City Plan Commission