

Plan Commission

Agenda Item

Subject: Commission Consideration of Resolution No. CON-23-4, the Concept Plan of Sinclair Third Addition.

Meeting: Plan Commission - Jan 18 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Colin DeJong, Project Agent for Sinclair Land & Cattle, LLC, Owner, submitted a Concept Plan for Sinclair Third Addition. The proposed development is located south of 10th Avenue SE, east of 8th Street SE, west of 11th Street SE, and north of unplatted land in the southwest quarter of Section 5-116-52.

The Concept Plan includes approximately 32.85 acres located within City limits. The plan proposes commercial and industrial zoning to include the districts of C-3 Highway Commercial and I-1 Light Industrial.

The area will be developed in one phase as proposed on the Concept Plan. The Design Review Team has reviewed and approved the proposed Concept Plan. The Concept Plan outlines approximately 1.03 acres of green space/detention and approximately 3.91 acres of dedicated right of way.

This property received a Conditional Use with no conditions from the Board of Adjustment for Apartments in the C-3 Highway Commercial District on June 12, 2023, (6-0). The area zoned C-3 that received the conditional use is what is proposed to remain zoned C-3 on the Concept Plan before the Plan Commission.

FACTS:

- Adjacent Zoning Designations:
 - North - PUD (Sinclair Addition)
 - South - Codington County
 - East - C-3 Highway Commercial District & I-1 Light Industrial District
 - West - C-3 Highway Commercial District & I-1 Light Industrial District
- Lots will be served by public sanitary sewer and water services.
- Drainage will be contained in a detention pond to be located on the south west corner of the property.

HISTORY:

03/21/23 Concept Plan Submitted
04/04/23 Design Review Team Meeting
11/22/23 Concept Plan Revisions Submitted
12/13/23 Concept Plan Revisions Submitted
12/21/23 Design Review Team Approval of Concept Plan

SUGGESTED MOTION:

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

I move to approve Resolution No. CON-23-4, the Concept Plan of Sinclair Third Addition

STAFF REFERENCE(S):

Brandi Hanten, Jana Mills

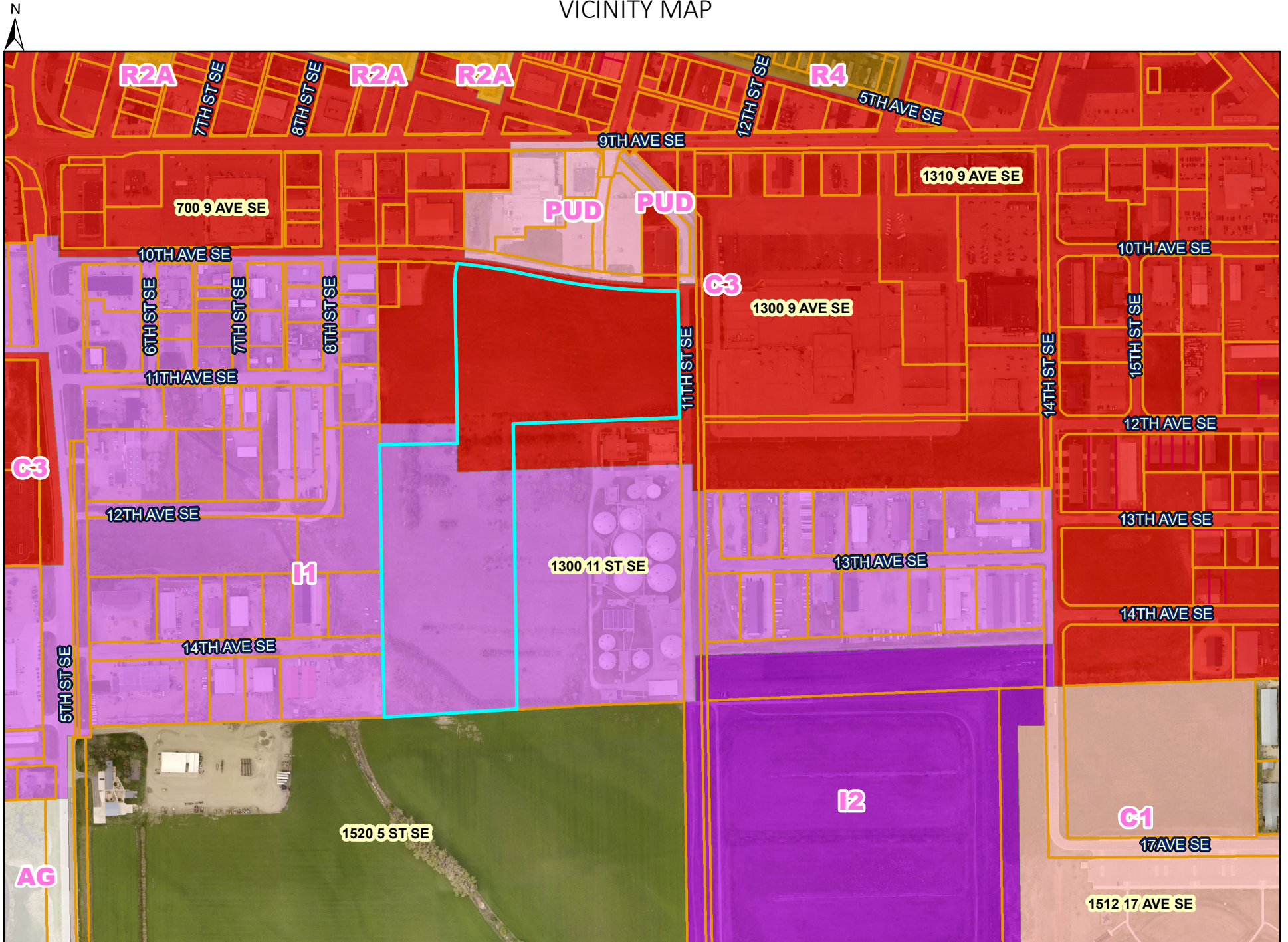
ATTACHMENT(S):

[Vicinity Map](#)

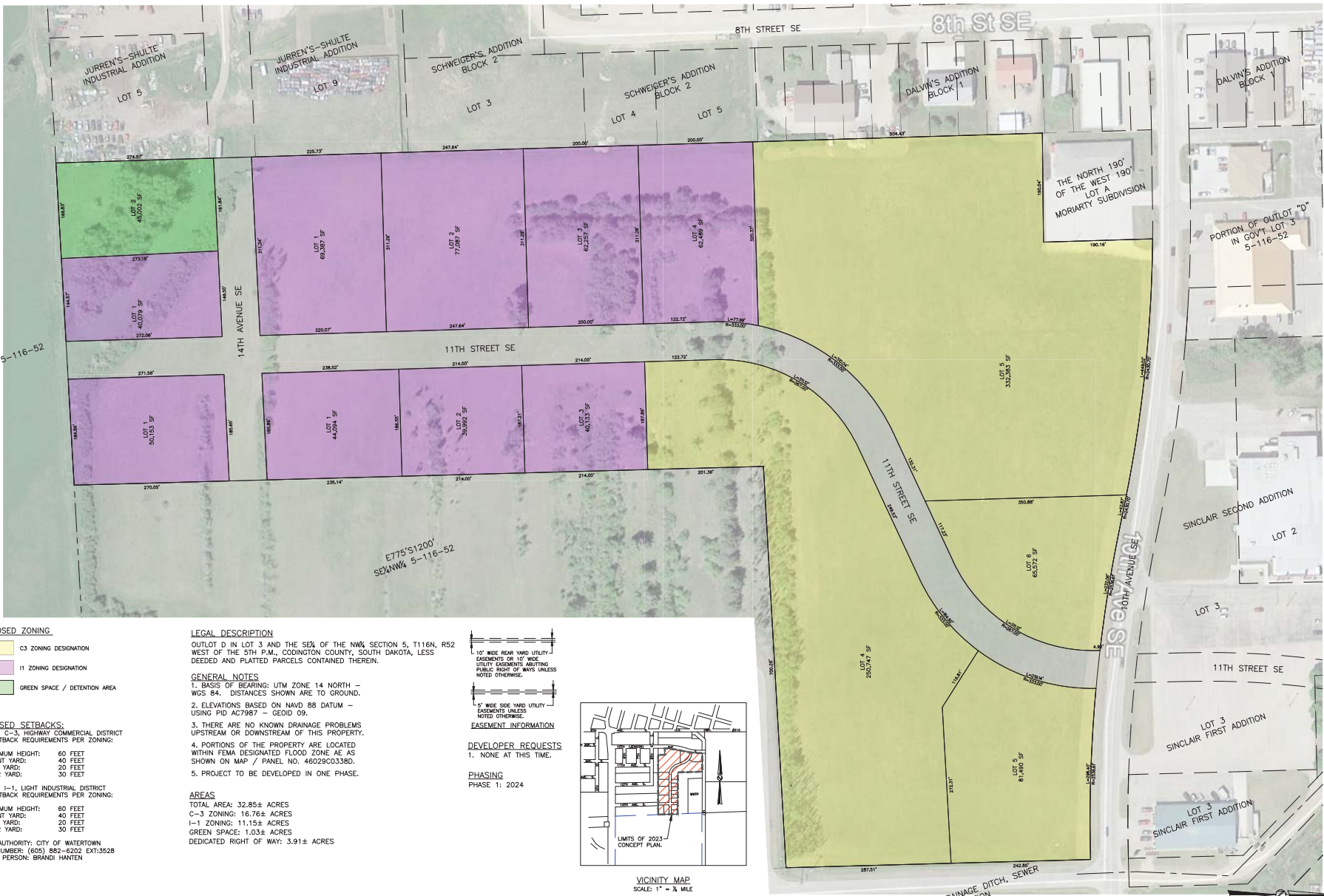
[Concept Plan](#)

[Resolution No. CON-23-4](#)

VICINITY MAP



11/16/24 2023 Development 1023-023 2023-023-023-023 - Concept Plan No. 1023-023-023-023 Date: 12/12/2023 10:30:52



PROPOSED ZONING

- C3 ZONING DESIGNATION
- I1 ZONING DESIGNATION
- GREEN SPACE / DETENTION AREA

PROPOSED SETBACKS:

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

MAXIMUM HEIGHTS:	60 FEET
FRONT YARD:	40 FEET
SIDE YARD:	20 FEET
REAR YARD:	30 FEET

ZONE: I-1, LIGHT INDUSTRIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHTS:	60 FEET
FRONT YARD:	40 FEET
SIDE YARD:	20 FEET
REAR YARD:	30 FEET

ZONING AUTHORITY: CITY OF WATERTOWN
PHONE NUMBER: (605) 882-4202 EXT:3528
CONTACT PERSON: BRANDI HANTEN

LEGAL DESCRIPTION

OUTLOT D IN LOT 3 AND THE SEX OF THE NW¼ SECTION 5, T116N, R52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA, LESS DECEASED AND PLATTED PARCELS CONTAINED THEREIN.

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.
4. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN FEMA DESIGNATED FLOOD ZONE AE AS SHOWN ON MAP / PANEL NO. 46029C0338D.
5. PROJECT TO BE DEVELOPED IN ONE PHASE.

AREAS

TOTAL AREA: 32.85± ACRES
C-3 ZONING: 16.76± ACRES
I-1 ZONING: 11.15± ACRES
GREEN SPACE: 1.03± ACRES
DEDICATED RIGHT OF WAY: 3.91± ACRES

FASEMENT INFORMATION

1'-10" WIDE REAR YARD UTILITY EASEMENTS OR 10" WIDE SIDEYARD EASEMENTS MEETING PUBLIC RIGHT OF WAY UNLESS NOTED OTHERWISE.

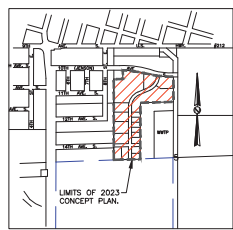
5' WIDE SIDE YARD UTILITY EASEMENTS UNLESS NOTED OTHERWISE.

DEVELOPER REQUESTS

1. NONE AT THIS TIME.

PHASING

PHASE 1: 2024



VICINITY MAP
SCALE: 1" = 1/4 MILE

OWNER / DEVELOPER
SINCLAIR LAND AND CATTLE, LLC

CONTACT:
DANIEL MENKE
605-332-4400 EXT. 374

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

CONTACT:
COLIN DEJONG
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT PLAN

This Plan Prepared by:

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
PH: 605.882.2371



GENERAL LAYOUT

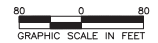
30 SOUTH DEVELOPMENT
SECTION 5-116-52
WATERTOWN, SD

DATE: DECEMBER 12, 2023

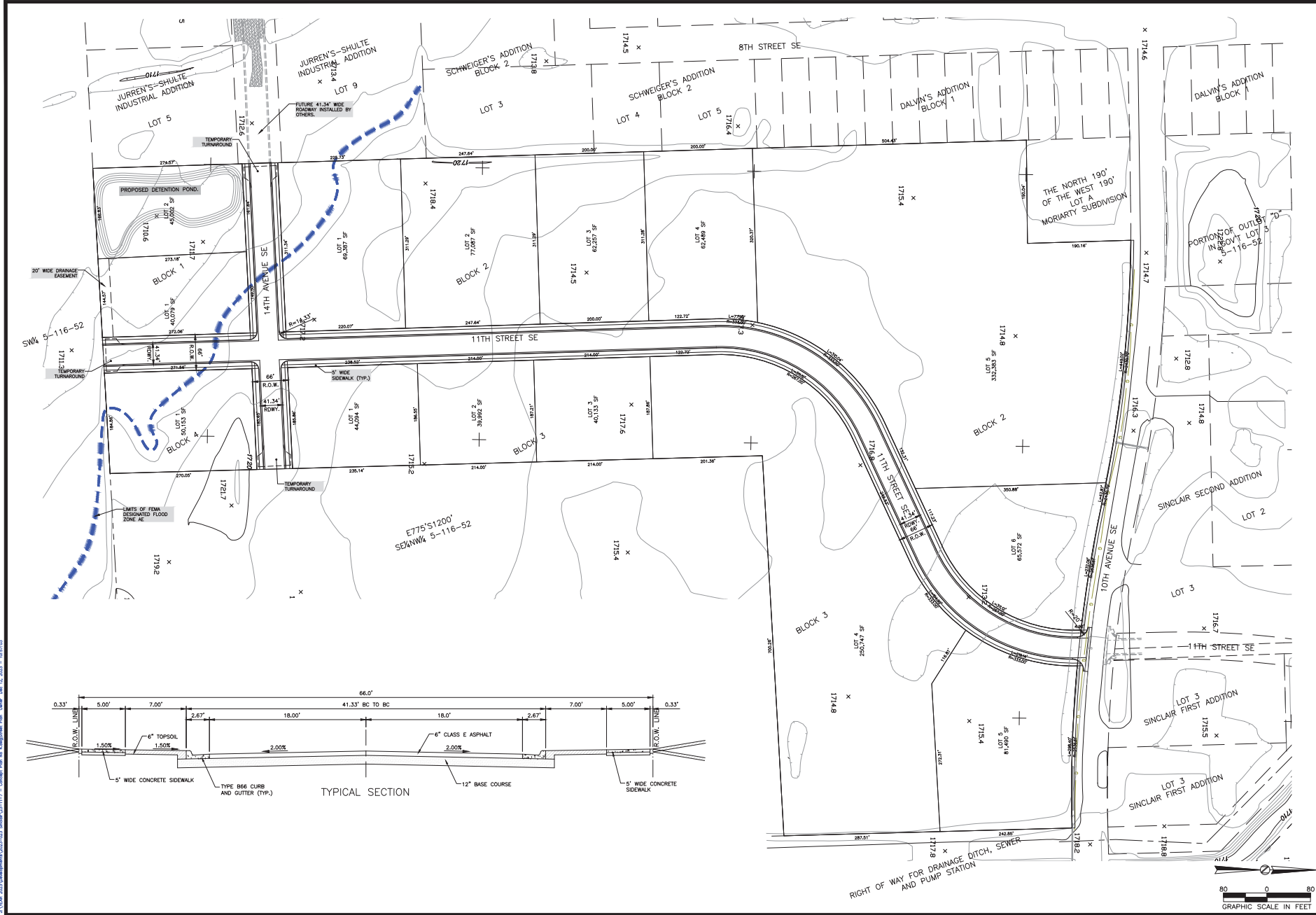
SCALE: BY: CBD

JOB NO.: 2023-023

SHEET 1 OF 6



RIGHT OF WAY FOR DRAINAGE DITCH, SEWER AND PUMP STATION



OWNER / DEVELOPER
 SINCLAIR LAND
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REVISIONS:
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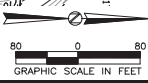
CONCEPT PLAN

This Work Controlled By:
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 1022 6TH STREET SE
 WATERTOWN, SD 57201
 TEL: 605.882.2371
 FAX: 605.882.1021



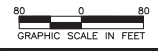
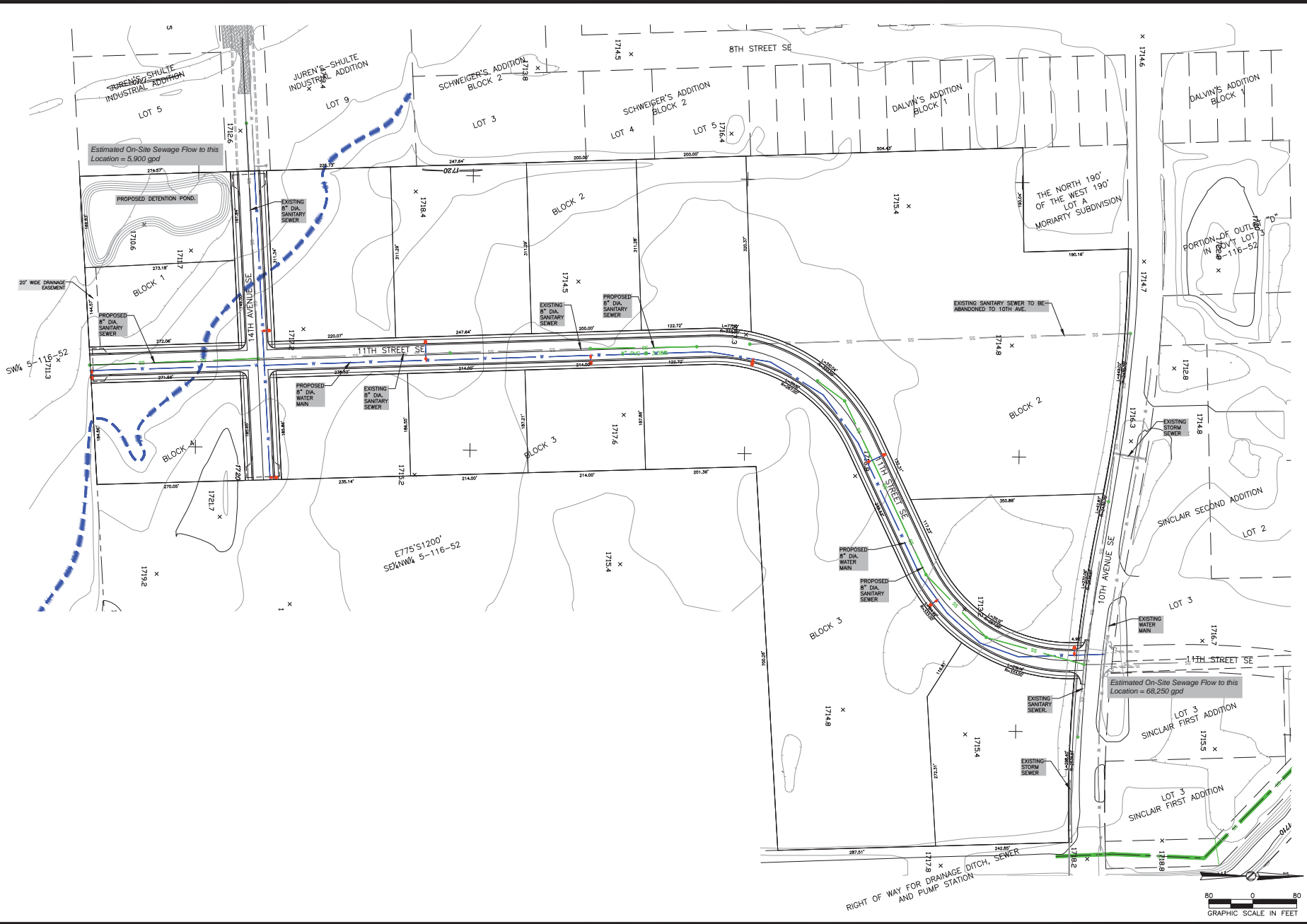
STREET PLAN
 30 SOUTH DEVELOPMENT
 SEWANA 5-116-52
 WATERTOWN, SD

DATE: DECEMBER 12, 2023
 SCALE:
 DRAWN BY: CBD
 JOB NO.: 2023-023
 SHEET 2 OF 6



11/14/23 2:03 PM C:\Users\cbrown\OneDrive\Documents\2023-023 Sewana 5-116-52 - Concept Plan.rvt - Concept Plan.rvt - 11/14/23 2:03 PM C:\Users\cbrown\OneDrive\Documents\2023-023 Sewana 5-116-52 - Concept Plan.rvt - 11/14/23 2:03 PM

\\sdc\apps\2023\Development\10203-023\Drawings\12-11-23 - Concept Plan for 846\Utility Plan - Concept Plan 12-12-2023 - 10:53:13



OWNER / DEVELOPER
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AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT:
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(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT PLAN



UTILITY PLAN
30 SOUTH DEVELOPMENT
SE74NW4 5-116-52
WATERTOWN, SD

DATE: DECEMBER 12, 2023
SCALE:
DRAWN BY: CBD
JOB NO.: 2023-023
SHEET 3 OF 6

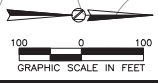
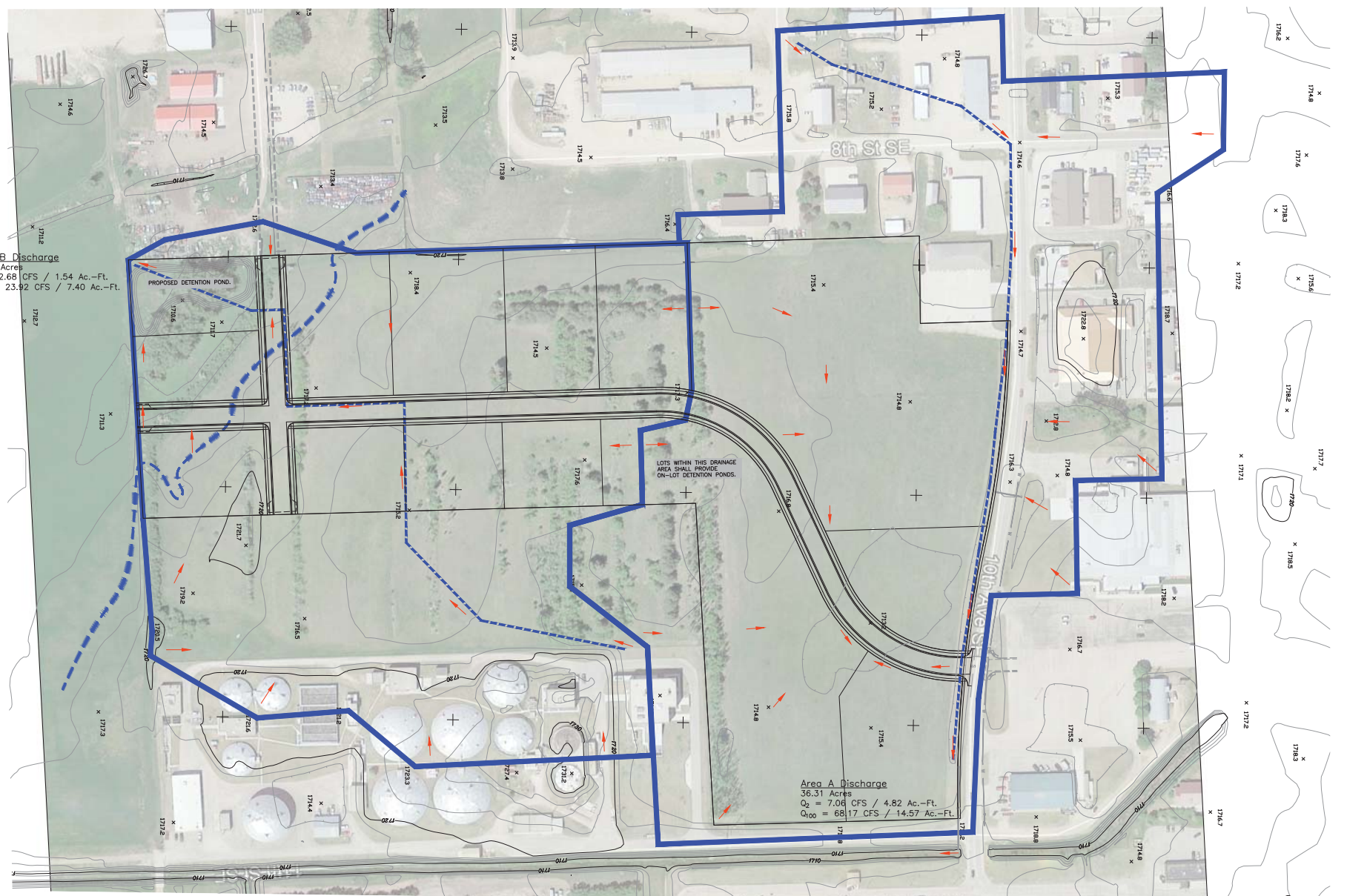
171454 2023/06/06 10:53:03 171454 - Concept Plan No. 171454 Post-Developed Drainage Route Map - Sheet 5 of 6

Area B Discharge
26.62 Acres
 $Q_2 = 2.68$ CFS / 1.54 Ac.-Ft.
 $Q_{100} = 23.92$ CFS / 7.40 Ac.-Ft.

Area A Discharge
36.31 Acres
 $Q_2 = 7.06$ CFS / 4.82 Ac.-Ft.
 $Q_{100} = 68.17$ CFS / 14.57 Ac.-Ft.

LOTS WITHIN THIS DRAINAGE AREA SHALL PROVIDE ON-LOT DETENTION PONDS.

PROPOSED DETENTION POND.



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1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT:
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(605) 882-2371

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BY: _____

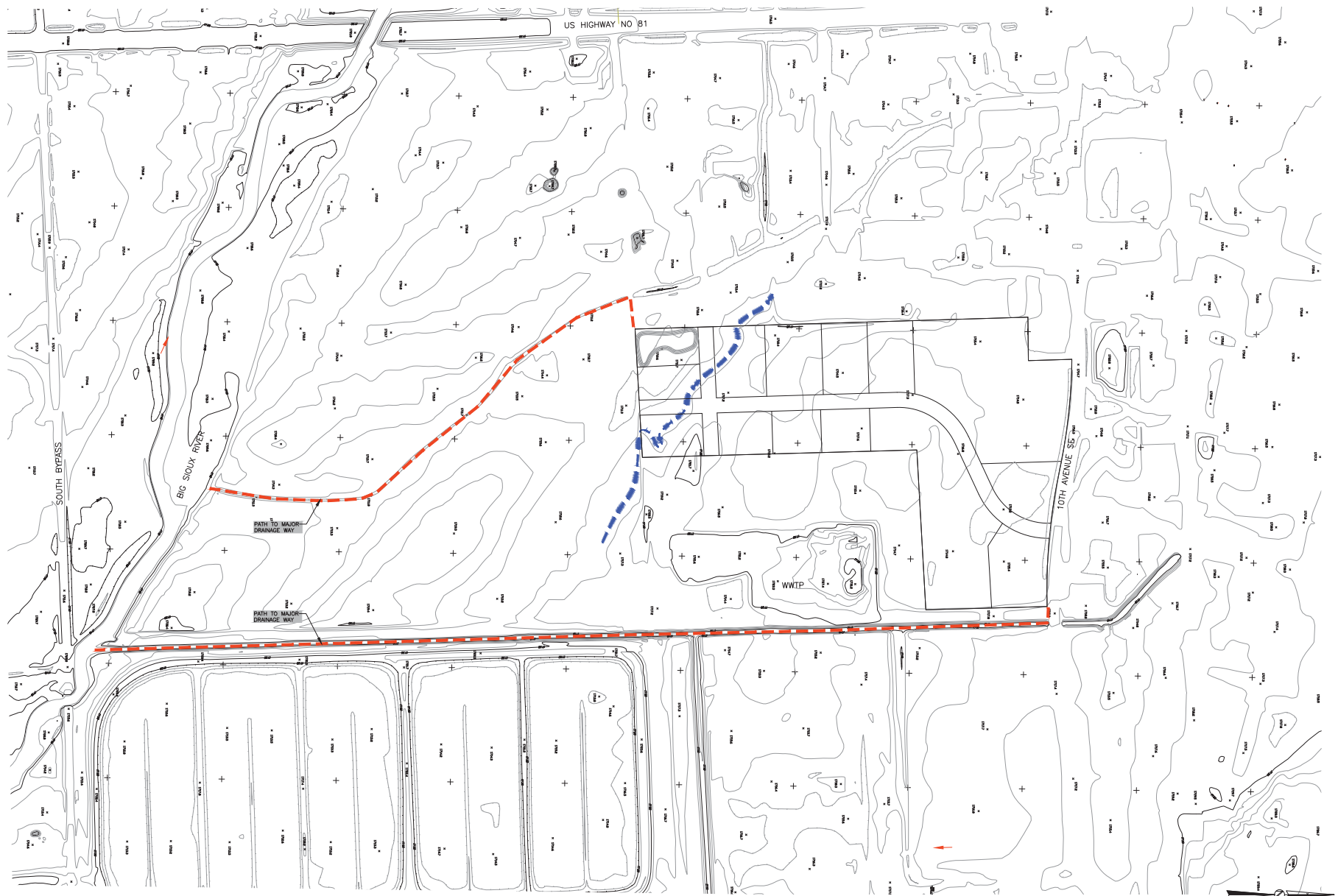
CONCEPT PLAN



POST-DEVELOPED DRAINAGE ROUTE MAP
10th Avenues SE
30 SOUTH DEVELOPMENT
S25 11th Avenue N
WATERTOWN, SD 57201

DATE: DECEMBER 12, 2023
SCALE:
DRAWN BY: CBO
JOB NO.: 2023-023
SHEET 5 OF 6

\\NAS1\2023\Development\2023-023_SouthBypass\121117.dwg - Contour Plot No. 6.dwg (Plot No. 6.dwg) - 12/12/2023 10:52:43



OWNER / DEVELOPER
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 WATERTOWN, SD 57201

CONTACT:
 COLIN DEJONG
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

CONCEPT PLAN

This Work Controlled By



AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
 P.O. BOX 100100

PATH TO MAJOR DRAINAGE WAY

30 SOUTH DEVELOPMENT
 SEWAGE TREATMENT
 WATERTOWN, SD

DATE: DECEMBER 12, 2023

SCALE:
 DRAWN BY: CBD

JOB NO.: 2023-023

SHEET 6 OF 6

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 18th day of January 2024:

RESOLUTION NO. CON-23-4

WHEREAS, Colin DeJong, Project Agent for, Sinclair Land & Cattle, LLC is the owner and developer of real property legally described as:

Outlot D in Lot 3 and the SE1/4 of the NW1/4 Section 5, T116N, R52 West of the 5th P.M., Codington County, South Dakota, Less Deeded and Platted Parcels Contained Therein

WHEREAS, the Developer 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 Sinclair Third 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 18th day of January 2024.

City Plan Commission