Plan Commission

Agenda Item

Subject: Commission Consideration of Ordinance No. 24-01, Amending the Zoning Map of the City of Watertown, SD, for a Portion of Outlot 'X' Block 8 of Valley View Fourth Addition, from R-1 Single Family Residential District to R-2 Single Family Attached Residential District

Meeting: Plan Commission - Feb 08 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

The owner, Jamie Andrews, Acting Agent of J&J Land Sales, LLC, has petitioned to rezone a portion of Outlot 'X' Block 8 of Valley View Fourth Addition. The plat of Valley View Fourth was platted October 25, 2021 after the lots adjacent to Kaylee Court were rezoned to R-2 Single Family Attached Residential District on October 15, 2021.The rezone is appropriate for transitional zoning within a residential district and is the second phase to the interior of Kaylee Court.

The lots being rezoned will also be subsequently platted with a development agreement brought forward outlining the infrastructure improvement requirements for the next phase of the Valley View development. This plat will be known as Valley View Fifth Addition, attached for reference.

Facts:

1. Adjacent Property Zoning Designation:
    a. North→R-1 Single Family Residential District
    b. East→ R-1 Single Family Residential District
    c. South → R-2 Single Family Attached Residential District
    d. West→ R-1 Single Family Attached Residential District
2. Rezone will extend to the centerline of the adjacent right-of-ways
3. No floodplain in area

SUGGESTED MOTION:

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

I move to approve Ordinance No. 24-01, Amending the Zoning Map of the City of Watertown, SD, for a Portion of Outlot 'X' Block 8 of Valley View Fourth Addition, from R-1 Single Family Residential District to R-2 Single Family Attached Residential District

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STAFF REFERENCE(S):

Brandi Hanten

ATTACHMENT(S):

Petition
Vicinity Map
Proposed Plat of Valley View Fifth Addition
Ordinance No. 24-01

Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th St SE
Watertown, SD 57201
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), J&J Land Sales, 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 "R1 – Single Family Residential District" to "R2 – Single Family Attached Residential District".

   A Portion of Outlot "X" Block 8 of the plat entitled, "Valley View Fourth Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

   Upon re-platting to be known as, "Lots 11 thru 18 Block 9 of Valley View Fifth Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

2. Petitioner is the owner of record of the above-described real property.
3. The petitioner intends to construct twin homes within all of Block 9 of this Development.
4. The following Exhibit is attached hereto and is by reference incorporated as part of this Petition:

   Exhibit A – Valley View Fifth Addition to the Municipality of Watertown, in the County of Codington, 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 "R1 – Single Family Residential District" to "R2 – Single Family Attached Residential District".

Dated at Watertown, South Dakota, this 11th day of January, 2024.

By _____
Jamie Andrews, Acting Agent
J&J Land Sales, LLC

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

On this the 11th day of January, 2024, before me, the undersigned officer, personally appeared Jamie Andrews, Acting Agent for J&J Land Sales, 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.

Michelle Burleson
Notary Public

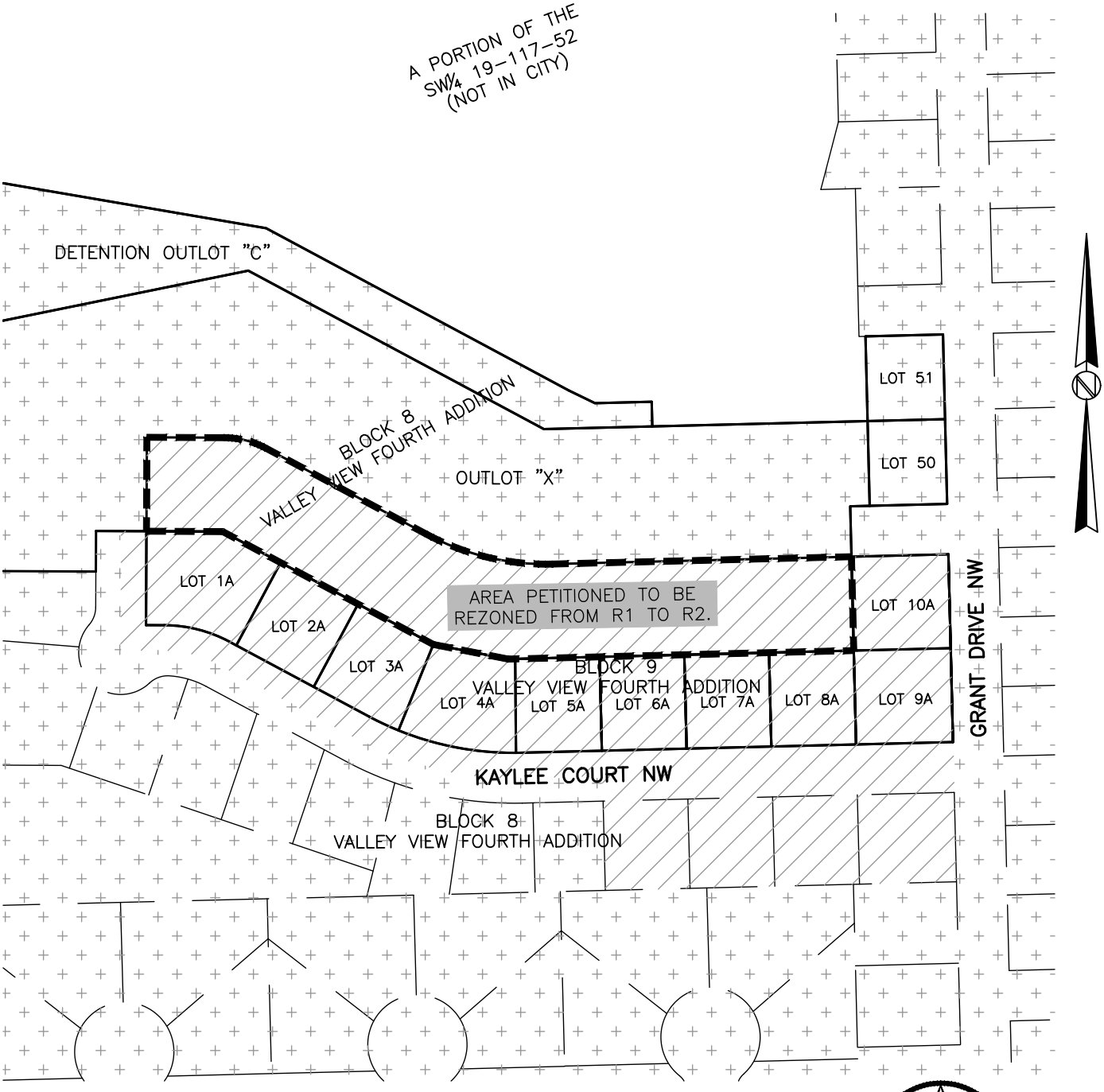
(SEAL)

My Commission Expires: 9-28-2024



Exhibit A

A portion of Outlot "X" Block 8 of the plat entitled, "Valley View Fourth Addition to the Municipality of Watertown, in the County of Codington, South Dakota. Subject parcel contains 2.73 +/- Acres.



ZONING DESIGNATIONS

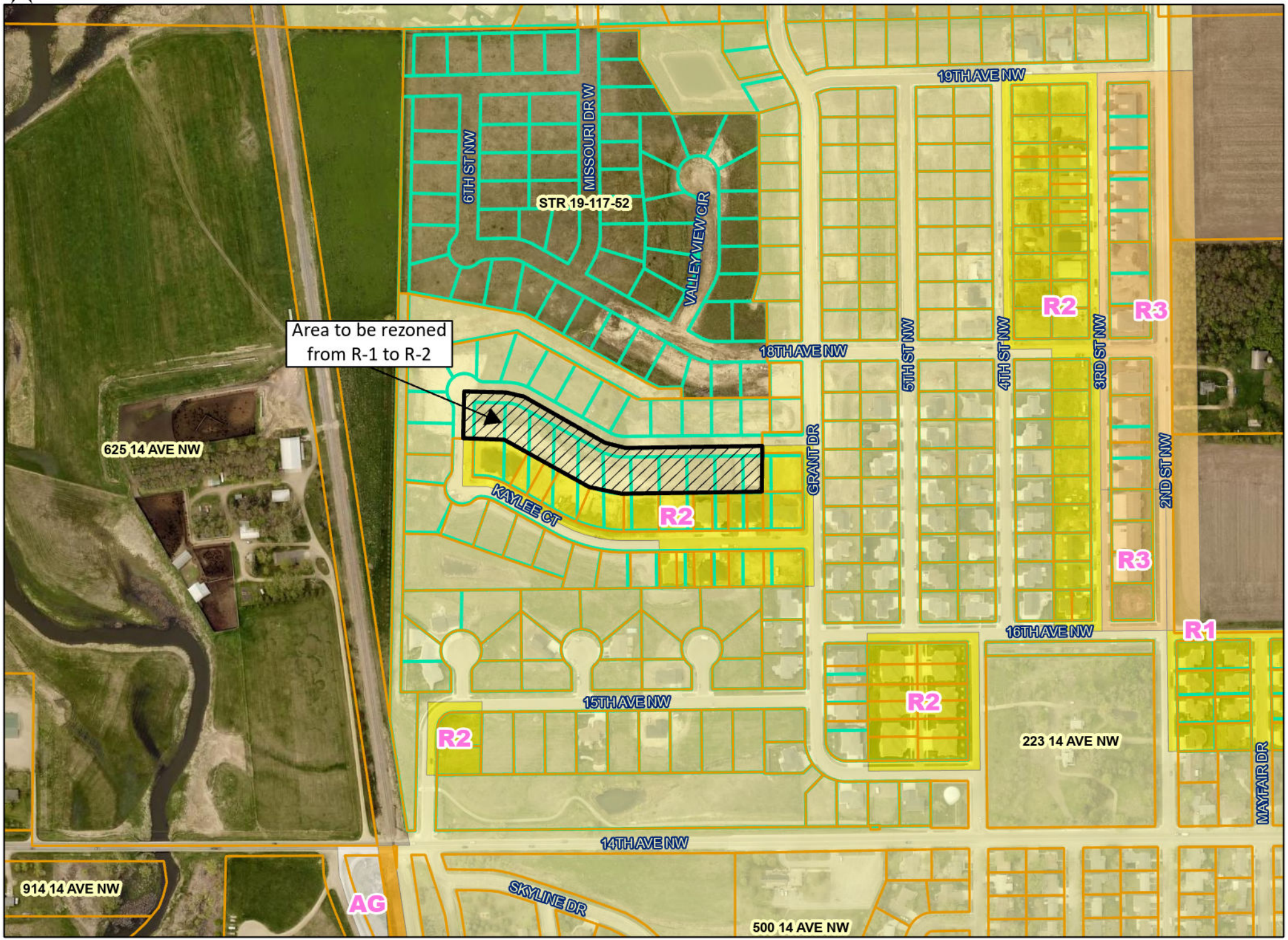
R1 ZONING DESIGNATION

R2 ZONING DESIGNATION

Prepared By
AASON ENGINEERING COMPANY, INC.

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

Vicinity Map



PLAT OF
VALLEY VIEW FIFTH ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

THIS PLAT IS A RE–PLAT OF AND SHALL VACATE ALL OF OUTLOT X BLOCK 8 OF THE PLAT ENTITLED, "VALLEY VIEW FOURTH ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON PAGE 904.

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

100 0 100

JANUARY 5, 2024
SCALE: 1"=100'
○ MONUMENT RECOVERED
● ½"X18" REBAR W/ PLASTIC CAP STAMPED #11310 SET

UN–PLATTED LAND
SW¼ 19–117–52

UN–PLATTED LAND
SE¼ 24–117–53

SECTION LINE

PEDESTRIAN TRAIL OUTLOT B

33'

EXISTING 22.5' WIDE SANITARY SEWER EASEMENT RECORDED IN BOOK "4J" ON PAGE 191.

DETENTION OUTLOT C
VALLEY VIEW FOURTH ADDITION

18TH AVENUE NW
66' R.O.W.

66' R.O.W.

GRANT DRIVE NW
66' R.O.W.

KAYLEE COURT NW

KAYLEE COURT NW

KAYLEE COURT NW
66' R.O.W.

BLOCK 8

BLOCK 9

BLOCK 9

BLOCK 8

LOT 37 17064± SQ.FT.
LOT 38 12509± SQ.FT.
LOT 39 13075± SQ.FT.
LOT 40 16125± SQ.FT.
LOT 41 12160± SQ.FT.
LOT 42 12160± SQ.FT.
LOT 43 12267± SQ.FT.
LOT 44 11336± SQ.FT.
LOT 45 10434± SQ.FT.
LOT 46 10434± SQ.FT.
LOT 47 10434± SQ.FT.
LOT 48 10434± SQ.FT.
LOT 36 14410± SQ.FT.
LOT 35 14250± SQ.FT.
LOT 18 18861± SQ.FT.
LOT 17 13653± SQ.FT.
LOT 16 13653± SQ.FT.
LOT 15 17483± SQ.FT.
LOT 14 14251± SQ.FT.
LOT 13 13653± SQ.FT.
LOT 12 13653± SQ.FT.
LOT 11 13653± SQ.FT.

LOT 1A
LOT 2A
LOT 3A
LOT 4A
LOT 5A
LOT 6A
LOT 7A
LOT 8A
LOT 9A
LOT 10A
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 33
LOT 34
LOT 49
LOT 50

VALLEY VIEW FOURTH ADDITION

VALLEY VIEW THIRD ADDITION

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

NOTE: THIS PLAT CONTAINS 14.60± ACRES.

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

Registered Land Surveyor

AASON ENGINEERING COMPANY, INC.

Prepared By
AASON ENGINEERING COMPANY, INC.

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

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. 24-01

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, J&J Land Sales, LLC, owner of real property described as:

"A Portion of Outlot 'X' Block 8 of the plat entitled Valley View Fourth Addition to the Municipality of Watertown, in the County of Codington, South Dakota"

Which upon platting shall be known as "Lots 11 thru 18 Block 9 of Vallye View Fifth 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 changing the zoning of the above referenced real property from its current designation of *R-1 Single Family Residential District* pursuant to Watertown Revised Ordinance §21.14 to *R-2 Single Family Attached Residential District*, pursuant to Watertown Revised Ordinance §21.16.

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 *R-1 Single Family Residential District,* pursuant to Watertown Revised Ordinance §21.14 to *R-2 Single Family Attached Residential District*, pursuant to Watertown Revised Ordinance §21.16.

2) The *R-2 Single Family Attached Residential District* will be extended to the centerline of all adjacent public rights-of-way.

I hereby certify that the above Ordinance No. 24-01 was duly adopted by the City Plan Commission of the City of Watertown.

Dated this 8th day of February 2024.

_____

City Plan Commission