
**AGENDA, JOINT CITY COUNCIL/COUNTY COMMISSION MEETING
MONDAY, APRIL 23, 2018, AT 5:30 P.M.
CITY COUNCIL CHAMBERS, 123 S. LINCOLN STREET, MUNICIPAL BLDG., FIRST FLOOR**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ORDINANCE NO. 18-04-02 (475) – ORDINANCE TO REZONE FROM (R-1) DISTRICT, (M-AG) DISTRICT, AND (A-1) DISTRICT TO (M-AG) DISTRICT FOR PROPERTY DESCRIBED AS
PROPOSED LOT 1, NEITZEL FIRST SUBDIVISION IN THE NW ¼ OF SECTION 6, T123N, R63W OF
THE 5TH P.M., BROWN COUNTY, SD (3060 NORTH DAKOTA STREET)
POSSIBLE FIRST READING OF ORDINANCE NO. 18-04-02
4. ADJOURN

City of Aberdeen
Request for Council Action

Agenda Item No.	3	Meeting Date:	April 23, 2018
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	18-04-02 (475)	Prepared by:	Eric Miller, Planner
No. of Attachments	4	Presented by:	Brett Bill, Planning and Zoning Director/Building Official

Item:

Rezone from (R-1) Low Density Residential District, (M-Ag) Mini-Agricultural District and (A-1) Agricultural District to (M-Ag) Mini-Agricultural District – 3060 and 3112 Dakota Street N. (388th Avenue N.) – Alan and Debra Neitzel.

City Manager’s Proposed Action:

Motion by _____, Second by _____ to approve first second reading of the proposed petition to rezone.

Overview:

The petitioner is requesting this petition to rezone in order to eliminate split zoning on Proposed Lot 1 that occurred as the result of replatting the property. This petition to rezone was submitted in conjunction with a preliminary and final plat, with both being approved by the Joint City/County Planning Commission on April 17, 2018.

Issues/Alternatives to Consider:

None.

Budgetary/Fiscal Issues:

None.

Attachments:

- Staff Report.
- Petition to Rezone.
- Aerial Photo of Proposed Rezone.
- Ordinance.

STAFF REPORT
April 17, 2018

PETITION TO REZONE R-1, M-AG, & A-1 TO M-AG

GENERAL INFORMATION

PETITIONER	Alan & Debra Neitzel
REQUEST	Rezone from (R-1) Low Density Residential District, (M-Ag) Mini-Agricultural District, & (A-1) Agricultural District to (M-AG) Mini-Agricultural District
LEGAL DESCRIPTION	Proposed Lot 1, Neitzel First Subdivision to the City of Aberdeen, in NW¼ of Sec. 6-T123N-R63W of the 5 th P.M. Brown County, South Dakota.
LOCATION	3060 & 3112 Dakota Street North (388 th Ave)
EXISTING ZONING	Low Density Residential, Mini-Agricultural, & Agricultural District
PROPOSED ZONING	Mini-Agricultural District
SURROUNDING ZONING	
North:	Mini-Agricultural District & Agricultural District
South:	Municipal, State, and County Use District
East:	Manufactured Housing Medium Density Residential District & Agricultural District
West:	Agricultural District
PUBLIC UTILITIES	WEB Water
REPORTED BY	Eric Miller

RECOMMENDATION: Staff recommends approval of this petition to rezone.

GENERAL COMMENTS: The petitioner is requesting this petition to rezone in order to eliminate split-zoning on Proposed Lot 1 that occurred as a result of replatting the property.

REVIEW: Staff have reviewed this petition to rezone and concur with its approval.

Rezone Proposal

Address: 3060 N Dakota St.

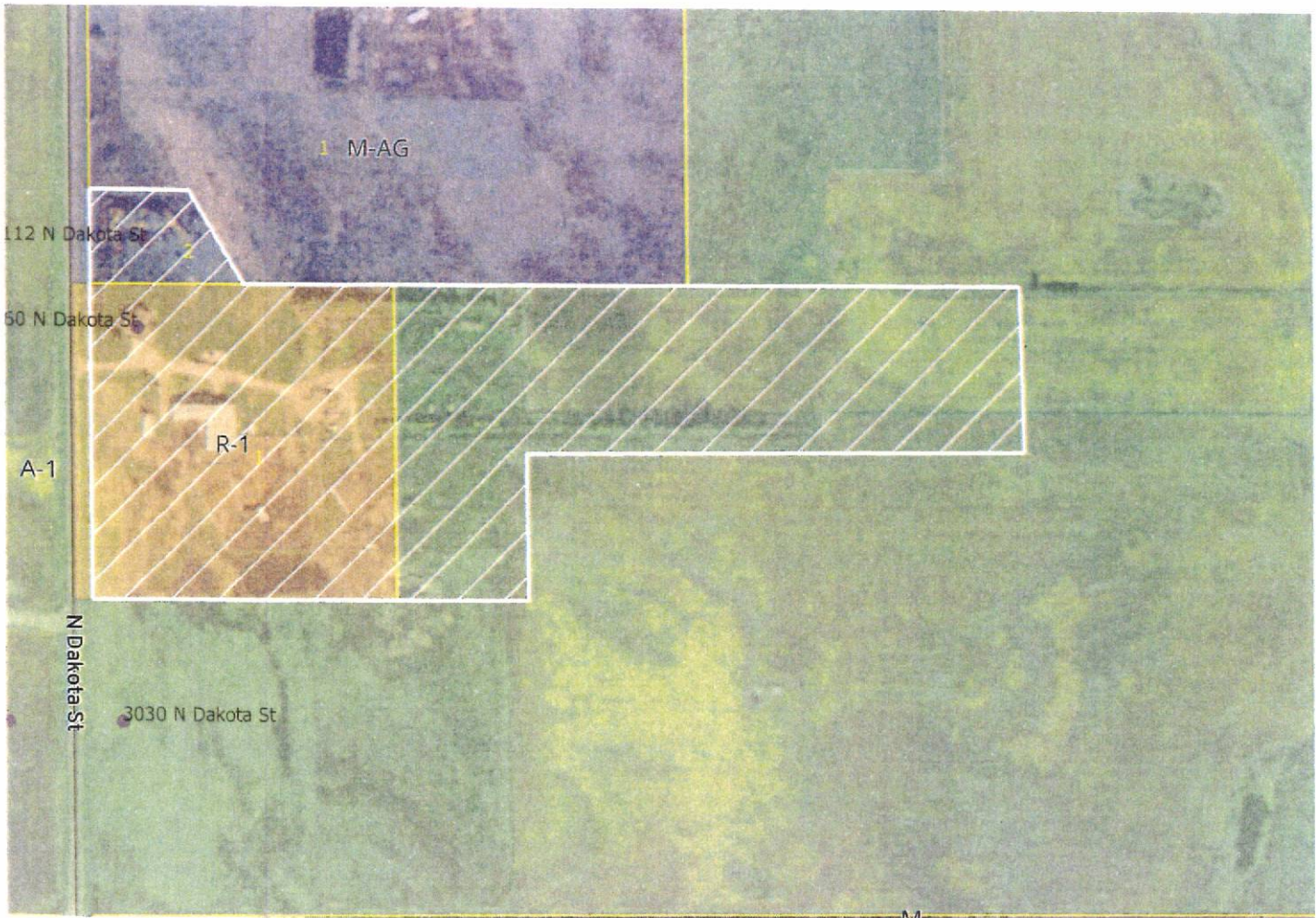
Legal Description: Proposed Lot 1, Neitzel First Subdivision

Current zoning: R-1 (Low Density Residential), M-AG (Miniature Agricultural), and A-1 (Agricultural)

Proposed zoning: M-AG (Miniature Agricultural)

Purpose of Petition: Combine land into one type zone because of the sale of the property to two different buyers.

Existing Use: Residence and Agricultural farm land



Proposed Area rezoned: 22.34 acres



File No.18-04-02 (475)

Date: 3/16/2018

For advisory purposes only; not a legal document.

ORDINANCE NO. 18-04-02
AN ORDINANCE AMENDING ORDINANCE NO. 1164 TO
REZONE CERTAIN DESCRIBED PROPERTY

BE IT ORDAINED by the Aberdeen City Council, Brown County, South Dakota, that the petition to amend Ordinance No. 1164 to rezone the following described property filed by Alan Neitzel, is hereby granted and Ordinance No. 1164 is hereby amended to change the zoning on the following described property from (R-1) Low Density Residential District, (M-AG) Mini-Agricultural District, and (A-1) Agricultural District to (M-AG) Mini-Agricultural District, said property is described as follows:

Proposed Lot 1, Neitzel First Subdivision in the NW ¼ of Section 6, T123N, R63W of the 5th P.M., Brown County, South Dakota (3060 North Dakota Street)

BE IT FURTHER ORDAINED by the Aberdeen City Council, Brown County, Aberdeen South Dakota, that the zoning official for the City of Aberdeen is hereby authorized to change the official zoning map for the City of Aberdeen to reflect this Ordinance.

Mayor

ATTEST:

Finance Officer

Notice of Hearing April 5, 12, and 19, 2018

Passed First Reading _____

Passed Second Reading _____

Adopted _____

Published _____

Effective Date _____