
AGENDA, JOINT CITY COUNCIL/COUNTY COMMISSION MEETING
MONDAY, APRIL 23, 2012, 5:30 P.M.
CITY COUNCIL CHAMBERS, 3RD FLOOR, MUNICIPAL BUILDING, 123 SOUTH LINCOLN STREET

1. ROLL CALL

2. ORDINANCE NO. 12-04-02 (406) – ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE CERTAIN DESCRIBED PROPERTY FROM SECTION 701 (A-1) TO SECTION 704 (R-2)
LOT 6, AUDITOR'S SECOND SUBDIVISION IN THE SE ¼ OF SECTION 27, T123N, R64W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA
POSSIBLE FIRST READING OF ORDINANCE NO. 12-04-02

ANY OTHER SUCH BUSINESS WHICH MAY COME BEFORE THIS COUNCIL AT THE MEETING

City of Aberdeen
Request for Council Action

Agenda Item No.	2	Meeting Date:	April 23, 2012 (Joint)
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	12-04-02 (406)	Prepared by:	John Stoll, Planner
No. of Attachments	4	Presented by:	Brett Bill Planning and Zoning Director/Building Official

Item:

Rezoning: A-1 (Agricultural District) to R-2 (Medium Density Residential District)
2712 Hwy. #281 S. (West of Lakeside Estates Mobile Home Park.) – Chris Byrum

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 rezoning in order to bring the property into compliance with the existing lot size and residential use land use, for the purpose of constructing a 26' x 42' detached garage. This petition to rezone was approved by the Joint City/County Planning Commission on April 17, 2012.

Primary/Issues/Alternatives to Consider:

None.

Budgetary/Fiscal Issues:

None.

Attachments:

Staff Report
Petition to Rezone
Map of Proposed Rezone
Ordinance

STAFF REPORT
April 17, 2012

REZONING A-1 TO R-2

GENERAL INFORMATION

PETITIONER Chris Byrum

REQUEST **Rezone from Agricultural District to Medium Density Residential District**

LEGAL DESCRIPTION Lot 6, Auditor's Second Subdivision in the SE ¼ of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota.

LOCATION 2712 HWY 281 S (West of Lakeside Estates Mobile Home Park)

EXISTING ZONING Agricultural District

PROPOSED ZONING Medium Density Residential District

SURROUNDING ZONING

North: Medium Density Residential District
South: Medium Density Residential District
East: Trailers, Trailer Parks and Planned Residential Area
West: Agricultural District

PUBLIC UTILITIES City Water and Sewer

REPORTED BY John Stoll

RECOMMENDATION: Staff recommends approval of this petition to Rezone to Medium Density Residential District.

GENERAL COMMENTS: The petitioner is requesting this petition to Rezone to Medium Density Residential District in order to bring the property into compliance with the existing use with the intention of constructing a 26' x 42' detached garage.

REVIEW: Staff have reviewed this petition to Rezone to Medium Density Residential District and concur with its approval.

ORDINANCE NO. 12-04-02
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 Chris Byrum is hereby granted and Ordinance No. 1164 is hereby amended to change the zoning on the following described property from its present zoning designation of Section 701 (A-1) Agricultural District to Section 704 (R-2) Medium Density Residential District, said property being described as follows:

Lot 6, Auditor's Second Subdivision in the SE ¼ of Section 27, T123N, R64W of the 5th P.M., Brown County, South Dakota

BE IT FURTHER ORDAINED by the Aberdeen City Council, Brown County, 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.

Notice of Hearing April 5, 12, and 19, 2012

Passed First Reading _____

Passed Second Reading _____

Adopted _____

Published _____

Effective Date _____

Mayor

ATTEST:

Finance Officer

REZONING PETITION (Three Mile Jurisdiction)

To the City Commission and County Commission
City Hall and Brown County Courthouse
Aberdeen, SD 57401

Petition No:	_____
Date:	<u>3/21/12</u>
Receipt No:	<u>475843</u>
Filing Fee: City	<u>180</u> County <u>150</u>
(non-refundable)	
Ord/Res No:	<u>12-04-02(406)</u>

City Commission and County Commission Members

I/We, the undersigned, do hereby petition the City Commission of Aberdeen and the Brown County Commission, Brown County, South Dakota, to rezone property as follows:

Legal Description (Please print in black ink or type):

Lot 6, Auditor's Second Subdivision in the SE 1/4 Sect. 27-T133N-R64

General Area Location or Street Address: 2712 Hwy 281 S.

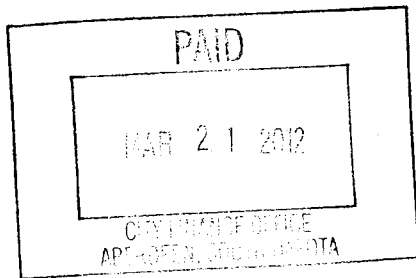
From the A-1 Agricultural Zoning District

To the R-2 Medium Density Residential Zoning District

Purpose: Bring property into compliance with existing use to construct accessory building

Size of Parcel: 66' x 300'

Existing Land Use: Residential



Petitioner (Print): _____

Signature: _____

Date: _____ Phone: _____

Address: _____

City State Zip

Checked by:	<u>[Signature]</u>
Given Sign:	<u>[Signature]</u>
Exhibit A:	_____
Site Plan:	_____
PC Meeting:	<u>4/17/12</u>
1st Reading:	<u>4-23-12</u>
2nd Reading/Final Adoption:	<u>4-30-12</u>

Owner (Print): Chris Byrum

Signature: [Signature] If different than above.

Date: 3-21-12 Phone: 228-4198

Address: 2712 S. Hwy 281

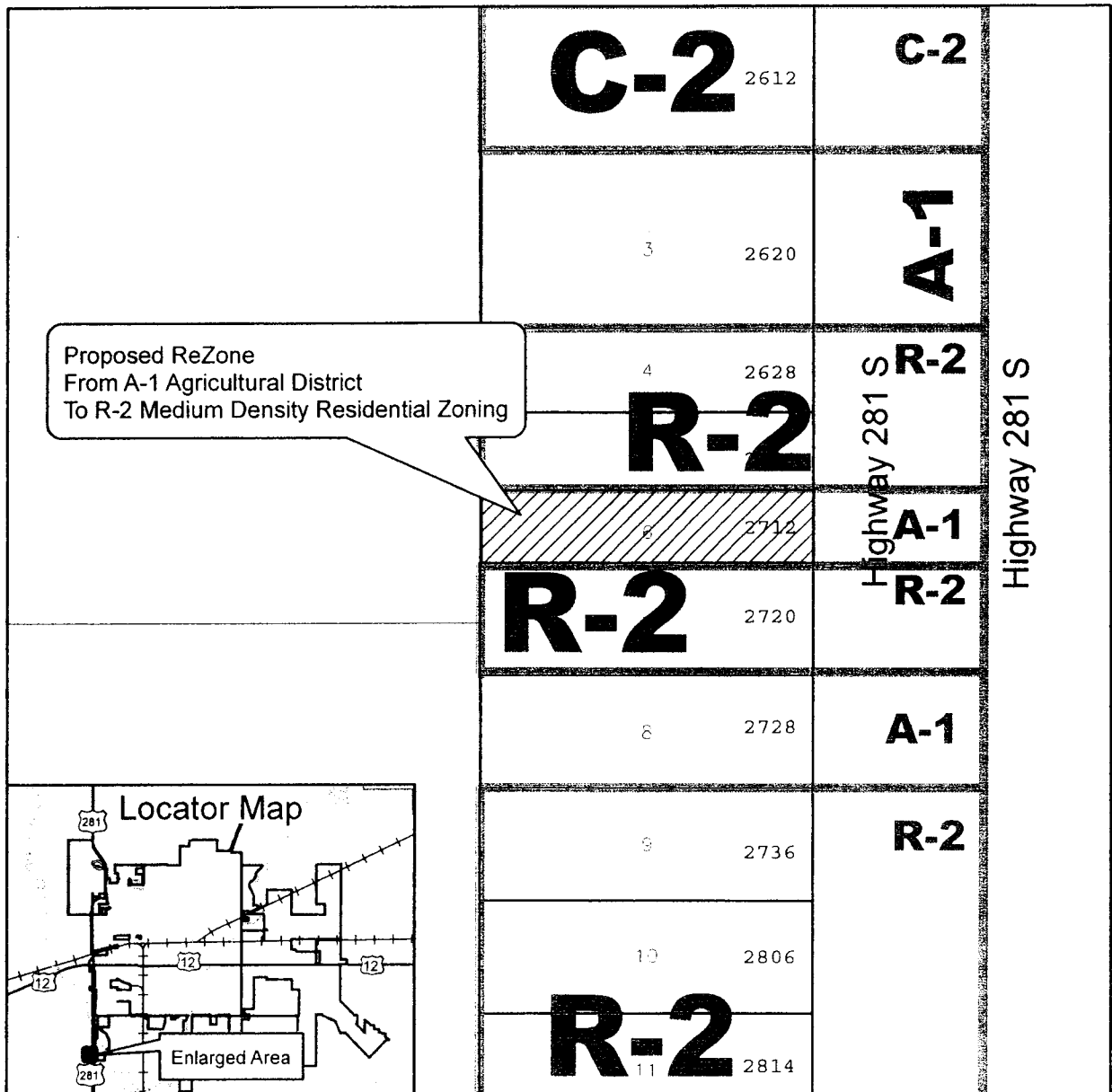
Aberdeen S.D. 57401
City State Zip

Proposed Re-Zone

Address / Legal Description : 2712 Hwy 281 S / Lot 6, Auditor's Second Subdivision in the SE 1/4 of Section 27 T123N R64W

Current Zone: A-1 Agricultural District

Proposed Zone: R-2 Medium Density Residential District



Prepared By: Dwayne Schueller, GIS/Planning Technician, City of Aberdeen File: Re-Zone 12-04-02 (406)
 Address boundaries and legal descriptions were obtained from the assessor's office of Brown county, South Dakota
 Not a Legal Document