

NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council of the City of Mitchell, and the General Public.

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on April 26, 2021 at 12:00 pm (Noon) and the City Council will consider first reading of the proposed ordinance on May 3, 2021 at 6:00 pm and second reading and adoption of the proposed ordinance on May 17, 2021 at 6:00 pm. All the meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the hearings and provide testimony.

ORDINANCE NO.

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Blocks 1, 2, and 3, Lakeridge Addition, A Subdivision of Irregular Tracts Nos. 1 and 2 in the NW ¼ of Section 10, T 103 N, R 60 of the 5th P.M., City of Mitchell, Davison County, South Dakota from UD Urban Development District to Lakeridge Planned Development District.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA:

Section 1: That the zoning district classification of the real property legally described in this ordinance be changed from its present Zoning District Classification of Urban Development District to a Planned Unit Development District to be known as Lakeridge Planned Development District and the following be added to Title Ten, Zoning Regulations, City of Mitchell Municipal Code.

10-9H-1: LEGAL DESCRIPTION:

BLOCKS 1, 2, AND 3, LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

10-9H-2: PURPOSE:

This district is provide primarily single-family residential opportunities and provide densities, which reflect both cost and best utilization of the land.

10-9H-3: SCOPE OF REGULATIONS:

The regulations in this article or set forth elsewhere in Title 10 of the City of Mitchell Municipal when referred to in this article are the district regulations that shall be governed by the Lakeridge Planned Development District.

A. Permitted Uses

- a. Single Family Dwellings
- b. Designated Open Space
- c. Parks and Playground

B. Conditional Uses:

- a. Home Occupations that do not comply with section 10-5G-2

- b. Childcare, Family residential
- C. Accessory Uses:
 - a. Home Occupations that do comply with section 10-5G-2.
 - b. Detached accessory buildings and structures commonly referred to garages
- D. Parking Regulations shall be regulated according to existing code within Title 10.
- E. Sign Regulations shall be regulated according to Title 9.
- F. Maximum Building Height: No principal building shall exceed two and one half (2 ½) stories or thirty-five (35') feet in height and no detached accessory building shall exceed 22 feet in height.
- G. Maximum Coverage: No more than forty-five percent (45%) of the zoning lot shall be covered with structures that have a roof.
- H. Accessory buildings: Detached accessory buildings shall not exceed 2,000 square feet.
- I. Minimum Zoning Lot Area and Width: The minimum zoning lot area shall be at least 10,000 square feet and the minimum zoning lot width of not less than 70 feet.
- J. Minimum Yard Requirements (Setbacks).
 - a. Front Yard: Thirty feet (30')
 - b. Back Yard: Thirty feet (30')
 - c. Side Yard: Six Feet (6')
 - d. Side Yard on a corner zoning lot: Fifteen Feet (15')

Section 2: That the zoning districts classification of the real property legally described in this ordinance are hereafter to be changed and the official zoning map is to reflect the new zoning district classification.

Section 3: The City Finance Officer shall publish notice of this ordinance, and the same shall become effective 20 days after the completed publication thereof, unless there is a referendum.

Passed and approved this the _____ day of _____ 2021.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING: MAY 3, 2021
SECOND READING: MAY 17, 2021
ADOPTION: MAY 17, 2021

Publish three times: April 14, April 21, and May 5, 2021
Approximate Costs: