

## NOTICE OF HEARING

TO: City of Mitchell Planning Commission, Mayor Bob Everson, City of Mitchell Common Council, and the General Public.

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on Monday, February 24, 2020 at 12:00 pm (Noon) and the City Council will consider first reading on Monday, March 2 2020 at 6:00 pm and second reading and adoption of the ordinance will be held on Monday, March 16, 2020 at 6:00 pm. All meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the public hearings and provide testimony.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS; Lots D-1 and R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from (UD) Urban Development District to The Planned Development District known as Ridge View on Foster Planned Development District and a parcel within Irregular Tract 1 except Lot "NWPS" in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota to be platted as Lot 1, Block 3, Ridge View on Foster Addition to The Planned Development District known as Ridge View on Foster Planned Development District.

The real property herein presently described will be platted and recorded with the Davison County Register of Deeds will be legally described as; Block 1, Lots 1 through 17, Block 2, Lots 1 through 8;, Block 3; Lots 1 and 2, Block 5, Lots 1 through 12, Block 6; Nagle Lane, Nursia Drive, and Peace Place, All in the Ridge View Foster Addition in the NW ¼ of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota

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

Section 1. That the following real property district classification legally described above to be changed from Urban Development District (UD) and R-4, High Density Residential District to a Planned Unit Development (PD) known as Ridge View on Planned Development District.

- A. Purpose: This Planned Development District Is intended for residential opportunities and provide for a variety of densities, which provide the efficient and diverse utilization of land.
- B. Scope: The regulations in this ordinance or set forth elsewhere in the City of Mitchell Zoning Code when referred to in this ordinance are the district regulations that shall be governed by the Ridge View on Foster Subdivision.

**Sub Area A. As reference in the Exhibit, hereto attend to this ordinance: To be platted as Block 1, Ridge View on Foster Addition**

A: Permitted Uses:

- 1. Multi-family dwellings of twenty-four (24) units or less.
- 2. Lodging House
- 3. Open Space

4. Parks and Playgrounds
5. Religious Institution
6. Single Family dwelling

B. Conditional Uses:

1. Bed & Breakfast
2. Childcare center, preschool, nursery.
3. Family Residential Child Care
4. Convenience Stores
5. Multi-family dwellings of more than twenty-four (24) units.
6. Office, Professional
7. Personal Health Services
8. Personal Services

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.
3. Residential accessory buildings/uses.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. Accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy five percent (75%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

**Sub Area B As reference In the Exhibit hereto attached to this ordinance: To be platted as Lots 1 thru 8, Block 2, Ridge View on Foster Addition**

A: Permitted Uses:

1. Open Space
2. Parks and Playgrounds
3. Single-family dwellings.

B. Conditional Uses:

1. Childcare, family residential

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. No accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy-five percent (45%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 10,000 square feet and a minimum Zoning lot width of 80 feet.

I. Minimum Yard Requirements:

1. Front Yard, 25 feet; Back Yard, 25 feet; Side Yard, 3 feet; Side Yard on a Corner, 20 feet

**Sub Area C. As reference In the Exhibit hereto attached to this ordinance: To be platted as Lots 9 thru 17, Block 2, Ridge View on Foster Addition**

A: Permitted Uses:

1. Multi-family dwellings of twenty-four (24) units or less.
2. Open Space
3. Parks and Playgrounds
4. Single Family dwelling

B. Conditional Uses:

1. Family Residential Child Care

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.
3. Residential accessory buildings/uses.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. Accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy five percent (75%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 6,000 square feet and a minimum Zoning lot width of 60 feet.

I. Minimum Yard Requirements:

1. Front Yard, 25 feet; Back Yard, 25' feet; Side Yard, 3 feet for interior lots; Side Yard on a Corner, 15 feet.

**Sub Area D. As reference, In the Exhibit hereto attached to this ordinance: To be platted as Lot 1, Block 3, Ridge View on Foster Addition**

A: Permitted Uses:

1. Multi-family dwellings of twenty-four (24) units or less.
2. Open Space
3. Parks and Playgrounds
4. Single Family dwelling

B. Conditional Uses:

1. Family Residential Child Care

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.
3. Residential accessory buildings/uses.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. Accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy five percent (75%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 6,000 square feet and a minimum Zoning lot width of 25 feet.

I. Minimum Yard Requirements:

1. Front Yard, 25 feet; Back Yard, 5 feet; Side Yard, 3 feet for interior lots; Side Yard on a Corner, 15 feet.

Section 3: That district classifications of the real property described in this ordinance are hereafter to be changed on the official zoning map to reflect the new district classification.

Section 4. The City Finance Officer shall publish notice of this ordinance, and the same shall become effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Finance Officer

First Reading: March 2, 2020  
Second Reading: March 16, 2020  
Adoption: March 16, 2020

Publish three times: February 13, February 20, and March 5, 2020