City of Vermillion
Planning Commission Agenda
5:30 p.m. Regular Meeting
Monday, April 13, 2015
City Hall – Large Conference Room
25 Center Street
Vermillion, SD 57069

1. **Roll Call**

2. **Minutes**
   a. March 9, 2015 Regular Meeting

3. **Adoption of the Agenda**

4. **Visitors To Be Heard**

5. **Public Hearings**
   a. Zoning Ordinance Amendment – Amending section § 155.059 Community Oriented Healthcare Planned Development District, subsection (D) Lot and Yard Regulations, adding a section for hospitals/clinics.
   b. Request for a Conditional Use Permit to construct two single family attached (townhouse) dwellings located on Lot 20, Block 14, Eastgate Manor Addition (425 Pinehurst Drive)

6. **Old Business**

7. **New Business**
   a. Cottage Place Planned Development District – Final Development Plan
   b. Setback Variance for 1800 Constance Drive (Hillside Community Church)

8. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING
If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday, March 9, 2015 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on March 9, 2015 at 5:30 p.m.

1. Roll Call
   Present: Forseth, Gruhn, Muenster, Oehler and Iverson. Absent: Fairholm, Jones, Manning and Tuve.

   Staff present: Andrew Colvin, Assistant City Manager and Jose Dominguez, City Engineer.

2. Minutes
   a. January 12, 2015 Regular Meeting.

   Moved by Muenster to approve the February 23, 2015 Regular Meeting Minutes, seconded by Oehler. Motion carried 5-0.

3. Adoption of the Agenda
   Moved by Forseth to adopt the agenda, seconded by Gruhn. Motion carried 5-0.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

   a. Final Development Plan for the Community-Oriented Healthcare Planned Development District

   Jose Dominguez presented the final development plan to the Planning Commission and reported that the hospital demolish the old hospital and construct several new additions in four phases. Jose reported that the project will be within lot 1 of block 1, Dakota Hospital Addition.

   Mark Aspas from Architecture Incorporated was present to answer questions about the plan and construction. Discussion followed on the project and phases of construction.

   Moved by Forseth to approve the final development plan, seconded by Oehler. Motion carried 5-0.

8. Adjourn
   Moved by Forseth to adjourn, seconded by Gruhn. Motion carried 5-0.

   Iverson declared the meeting adjourned at 5:50 p.m.

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: April 13, 2015

Subject: Amendment to Zoning Ordinance – Amending Section 155.059 Community Oriented Healthcare Planned Development District, subsection (D) Lot and yard Regulations, adding a section for hospitals/clinics.

Presenter: Jose Dominguez

Background: Several weeks ago the City received a request from Banner Associates, on behalf of one of the property owners, to amend the recently adopted Community Oriented Healthcare PDD. This PDD was adopted by the City Council on September 15, 2014. The request is due to the fact that the current PDD has a maximum height requirement of 35-feet, and one of the owners would like to build a structure close to 58-feet tall.

Discussion: As mentioned above, the current PDD ordinance has a section that specifies the maximum height for any structure within the PDD area. This section dictates that the height on any structure may not surpass 35-feet. Typically, height restrictions are included in the zoning ordinance for a couple of reasons: safety and neighborhood characteristics. For example, the fire department might not want a building to exceed a certain height due to difficulties they may encounter while responding to an incident. Similarly, having a significantly tall structure within a neighborhood composed of one-story structures might look out of place. With that being said, hospital and clinics, as a general rule, tend to grow vertically and thus might require that the height maximum be more than the typical structure. An example of this would be the existing Dakota Hospital building; this structure is roughly 55-feet tall within a neighborhood made up of single story buildings.

For reference, below is a list of notable buildings in Vermillion with the heights (the heights are based off Pictometry, which could be about 5-feet off the actual height):

- Dakota Dome = 120-feet from the parking lot
- Old Main = 102-feet
- UCC Church = 76-feet

- Coyote Village = 60-feet
- Dakota Hospital = 55-feet
- Prentis Park Water Tower = 135-feet
- McDonald's sign = 65-feet

Compliance with Comprehensive Plan: Although the PDD does provide the owner an avenue to meet the goals of redevelopment and investment in the community, at this time it is difficult to see how an aesthetic feature that is 58-feet tall will improve the area. However, the height maximum may someday in the future be used to actually increase the height of the building with the goal of providing more usable space.

Conclusion/Recommendations: Since the proposed amendment does have the potential to negatively impact some single family neighborhoods, staff have a few concerns with the proposed amendment. However, there are a number of structures within the community that already have heights similar, or larger than the proposed. Staff is asking the Planning Commission to review and make a recommendation on the amendment to the City Council. The City Council is scheduled to have a first reading of the ordinance on April 20th.

ORDINANCE NO. XXXX

An Ordinance amending section § 155.059 Community Oriented Healthcare Planned Development District, subsection (D) Lot and Yard Regulations, of the 2008 Revised Ordinances of the City of Vermillion, South Dakota, adding a section for hospitals/clinics.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VERMILLION, SOUTH DAKOTA:

That section § 155.059 Community Oriented Healthcare Planned Development District, subsection (D) Lot and Yard Regulations be amended to read as follows:

(D) *Lot and yard regulations*. All measurements shall be taken from the lot line to the building line (see definitions).

	Lot Area	Frontage	Building Line	Front Yard	Side Yard	Rear Yard	Maximum Height
Hospital/clinic	6000 square feet	50 feet	50 feet	25 feet	8 feet	25 feet	60feet
All other uses	6000 square feet	50 feet	50 feet	25 feet	8 feet	25 feet	35 feet
Off-premise parking lots	§ 155.072	NA	NA	10 feet	2 feet	10 feet	NA

Exceptions:

#1 Where a side yard or rear yard is required half of the required yard must be maintained as a landscaped area.

#2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of lots.

#3 Parking lot setbacks will only be required when abutting or across from a residential zone.

#4 See adjustments to yard regulations (§ 155.082) for other specific exceptions.

Dated at Vermillion, South Dakota this 4th day of May, 2015

THE GOVERNING BODY OF THE CITY
OF VERMILLION, SOUTH DAKOTA

_____
John E. (Jack) Powell, Mayor

ATTEST:

_____
Michael D. Carlson, Finance Officer

First Reading:	April 20, 2015
Second Reading:	May 4, 2015
Publication:	May 15, 2015
Effective Date:	June 15, 2015

Planning Commission Agenda Memo

From: Andy Colvin, Assistant City Manager

Meeting: April 13, 2015

Subject: Request for Conditional Use Permit to construct townhomes on Lot 20, Block 14, Eastgate Manor Addition (425 Pinehurst)

Presenter: Andy Colvin and Farrel Christensen

Background: Gary Rasmussen has submitted an application for a Conditional Use Permit to construct two townhomes at 425 Pinehurst Drive. The zoning ordinance requires a conditional use permit to construct townhomes within the R-1 residential district.

Discussion: The property is located within the Eastgate Manor Addition and is zoned R-1 residential. The neighborhood is currently composed of single family homes and townhomes. There are a total of two townhomes on this street.

It should be noted that staff did receive communication from a neighboring property owner who is opposed to the townhomes. It was reported to staff that the owner and agent were going to contact the property owner and address their concerns. Nothing was received in writing.

Compliance with Comprehensive Plan: The Comprehensive Plan specifies that the City should encourage development within the undeveloped areas inside City limits. Granting a conditional use permit, in this case, will provide additional housing in the community and infill according to the goals of the Comprehensive Plan.

Conclusion/Recommendations: The Planning Commission is asked to take public comment and grant or deny the conditional use permit application. The use seems to fit well in the area and will expand the employment and economic base of the community. Staff recommends approval of the conditional use permit conditional upon approval of the final plat.

CITY OF Vermillion SOUTH DAKOTA

PETITION FOR CONDITIONAL USE PERMIT

1. PETITIONER

NAME: FL and GR Rassmussen Fumily LLC

ADDRESS: Shanpe, Vermillion SD 57069 (PO Box515)

PHONE: 605 624 9612

2. PROPERTY INFORMATION (Please attach additional sheets if necessary)

Legal Description: Lot 20 Block 14 Eastgate Manor 3rd Aeldition

Zoning District: R-1

Address: 415 Pinehurst, Vermillion

Adjacent Zoning: ~~R-1~~

North: R-1 South: R-1 East: R-1 West: R-1

Will utilities be installed and/or modified? No If yes, which utilities:

3. STANDARDS FOR CONDITIONAL USE PERMIT

Please address the following criteria. These standards will be addressed at the public hearing. Please attach additional sheets if necessary.

A. Ingress and Egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Residential Driveways

B. Off-street parking and loading areas where required.

Yes

C. Refuse and service areas, with particular reference to the property location.

Sodded grass + cement driveway

D. Utilities, with reference to locations, availability, and compatibility.

typical

E. Screening and buffering with reference to type, dimensions and character.

none required

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with other properties in the district.

None

G. Required yards and other open space.

set back (Residential)

H. General compatibility with adjoining properties and other property in the zoning district in which such use is to be located.

Very compatibile, town house located across street.

Signature of Petitioner

Signature of Owner (If Different)

FAILURE OF THE APPLICANT OR HIS AGENT TO APPEAR AT THE HEARING WILL CAUSE THE COMMITTEE TO DENY THIS APPLICATION.

FOR OFFICE USE ONLY	DATE:_____/_____/_____
FEE RECEIVED: YES NO	
BUILDING OFFICIAL:_____	
HEARING SCHEDULE: _____/_____/_____	

133.9'
26'
83.4'
125'
Dwelling #1
Dwelling #2
34.0
60.6
30.5
30.3'
53.7'
425
1 8' UTLTY. ESMNT
32'
1+22
13'
12'
1+
WATER MAIN
SEWER
DRIVE
DITION

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: April 13, 2015

Subject: Cottage Place Planned Development District - Final Development Plan

Presenter: Jose Dominguez

Background: The City Council adopted an ordinance on April 2, 2012 creating the Cottage Place Planned Development District. This district is bounded by West Cherry Street on the north, Cottage Avenue on the east, the 4-H grounds on the west, and is bisected by Cottage Place along the south. This district was created to allow a variety of development options for the owner. The uses allowed within the district range from storage facilities on the south end to commercial/residential uses on the north end.

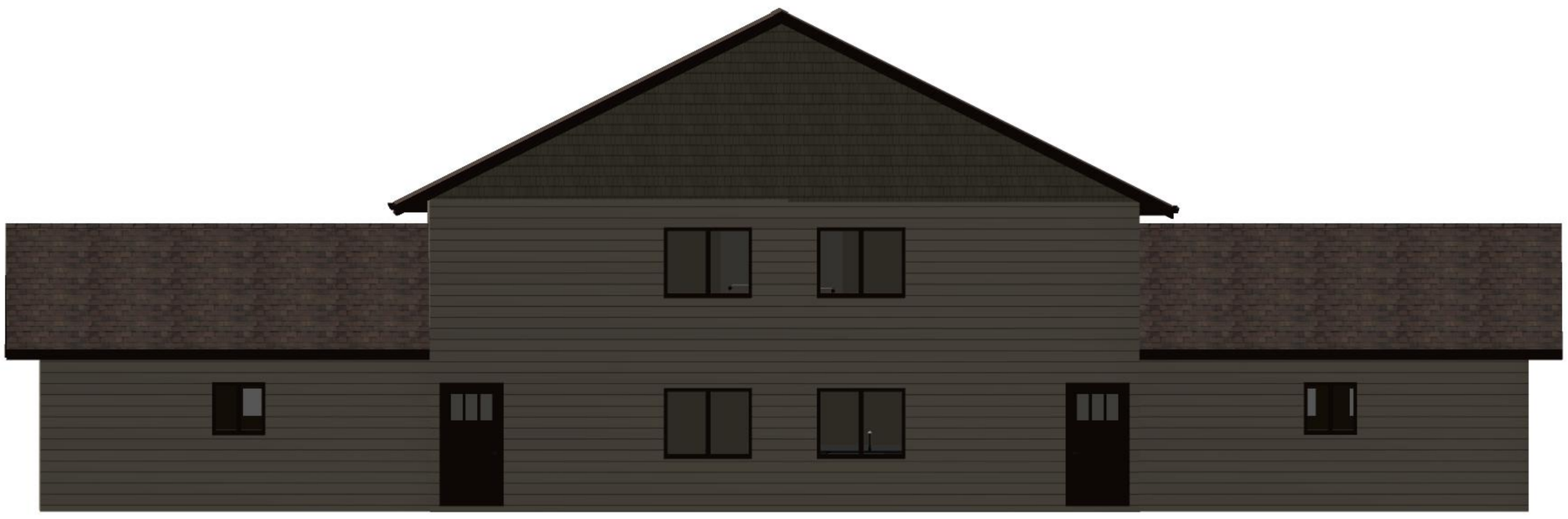
Discussion: The Planning Commission is being asked to consider and approve a final development plan for the proposed uses. The proposed plan will be for the construction of seven duplexes. Each building will have three bedrooms and an attached two car garage. In addition to the apartments the owner will also be constructing all of the required utilities, driveways and storm water improvements.

This project will be constructed in phases. The first phase will consist of the construction of the southernmost units along with the access drive from West Cherry Street and all of the required utilities. The other phase, or phases, will be completed at a future unspecified time per the approval of the final development plan.

Signs were posted on the property to notify the neighborhood that a final development plan is being considered. The Planning Commission can take public comment on the proposed plan. Staff has been contacted by some of the neighbors. The concerns expressed were related to the removal of the trees, the type of development occurring, and the possibility of using Cottage Avenue as an access to the development.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. This final development plan will accomplish both of these goals by redeveloping an area that has been vacant for several years.

Conclusion/Recommendations: The Planning Commission is asked to offer comments and approve the final development plan.



project: gregoire
3bdr w/garage
revision: 1.1
Date: 3-29-15
drawn by: AMS

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building contractor/homeowner to verify all dimensions,structural details, building codes and grade requirements prior to construction.

Midwest Contracting Services

AMS building services

Slattery Construction

31070 463rd. Ave.
Vermillion, SD 57069
605-677-9084
info@builtbynick.com

INIT. _____

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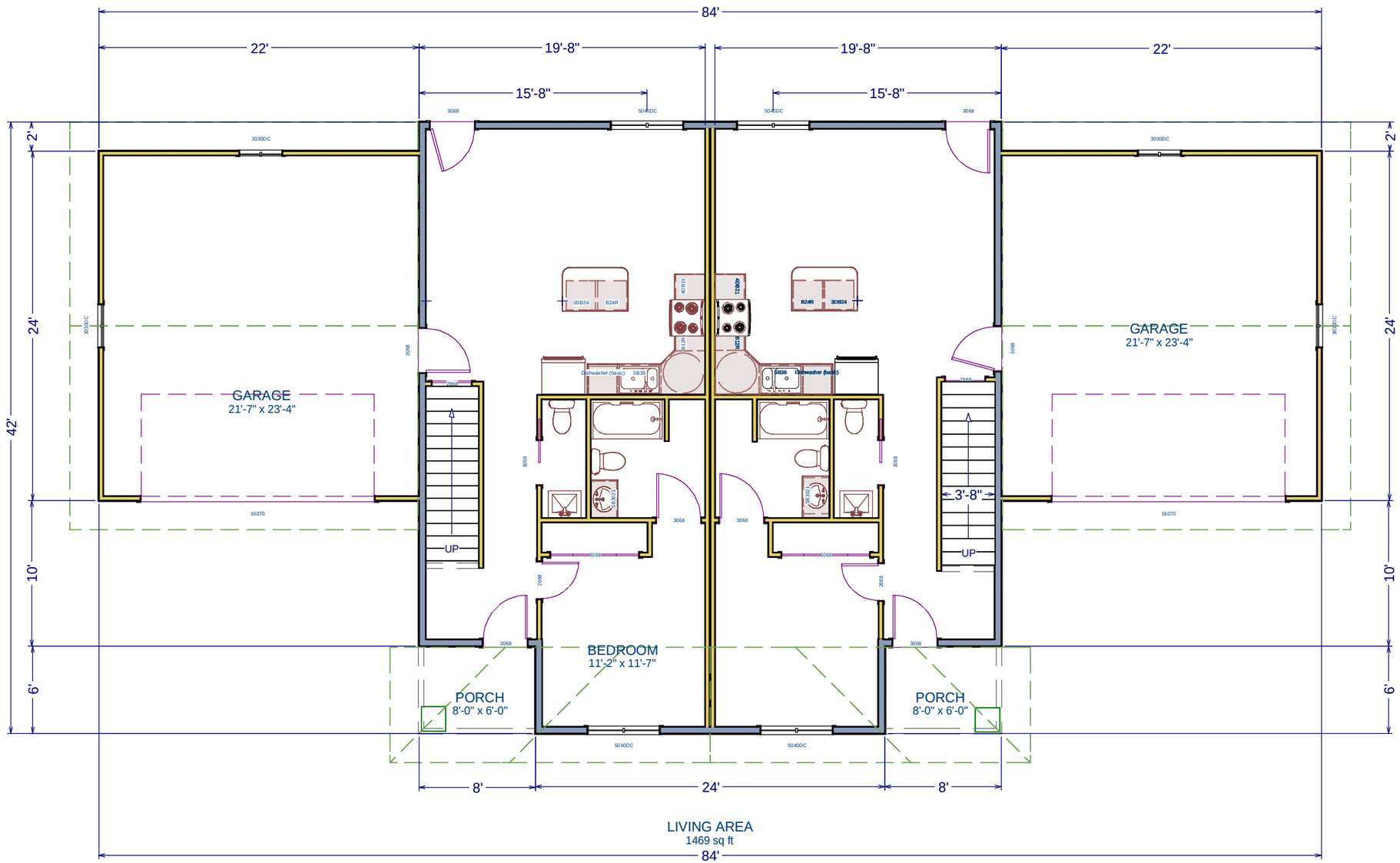

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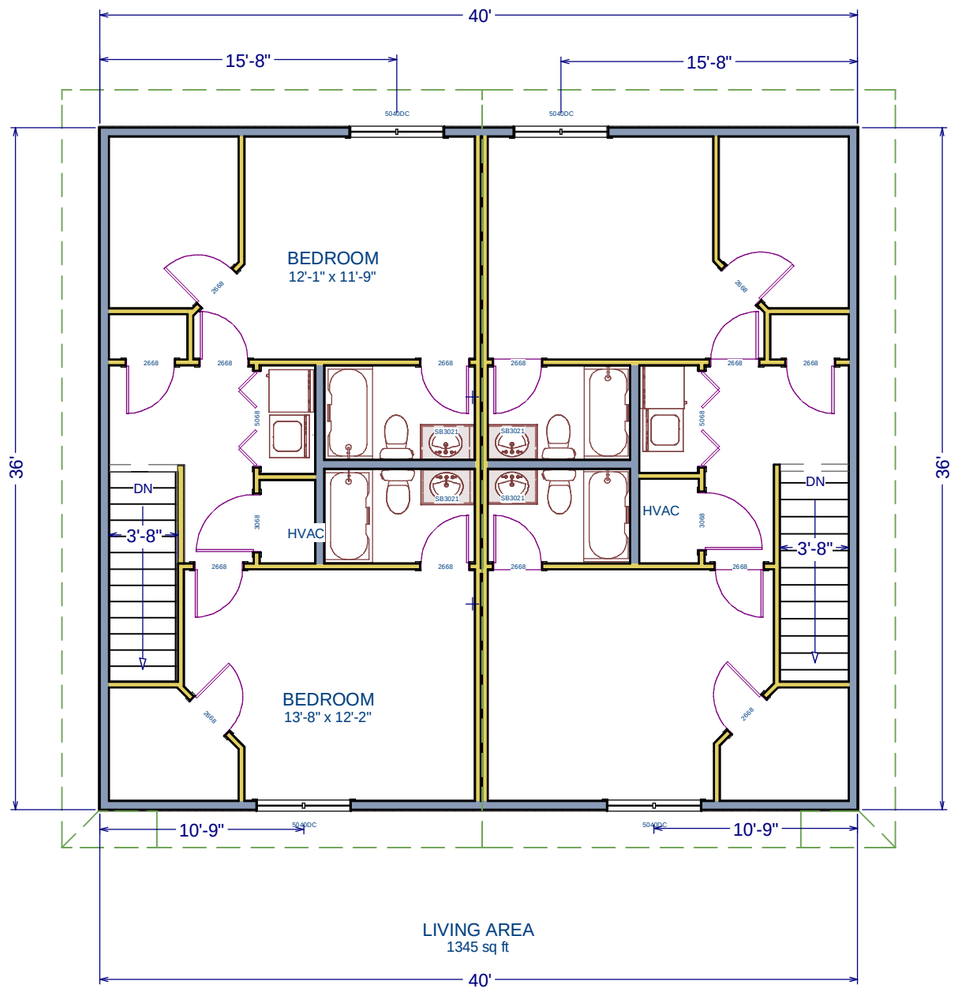

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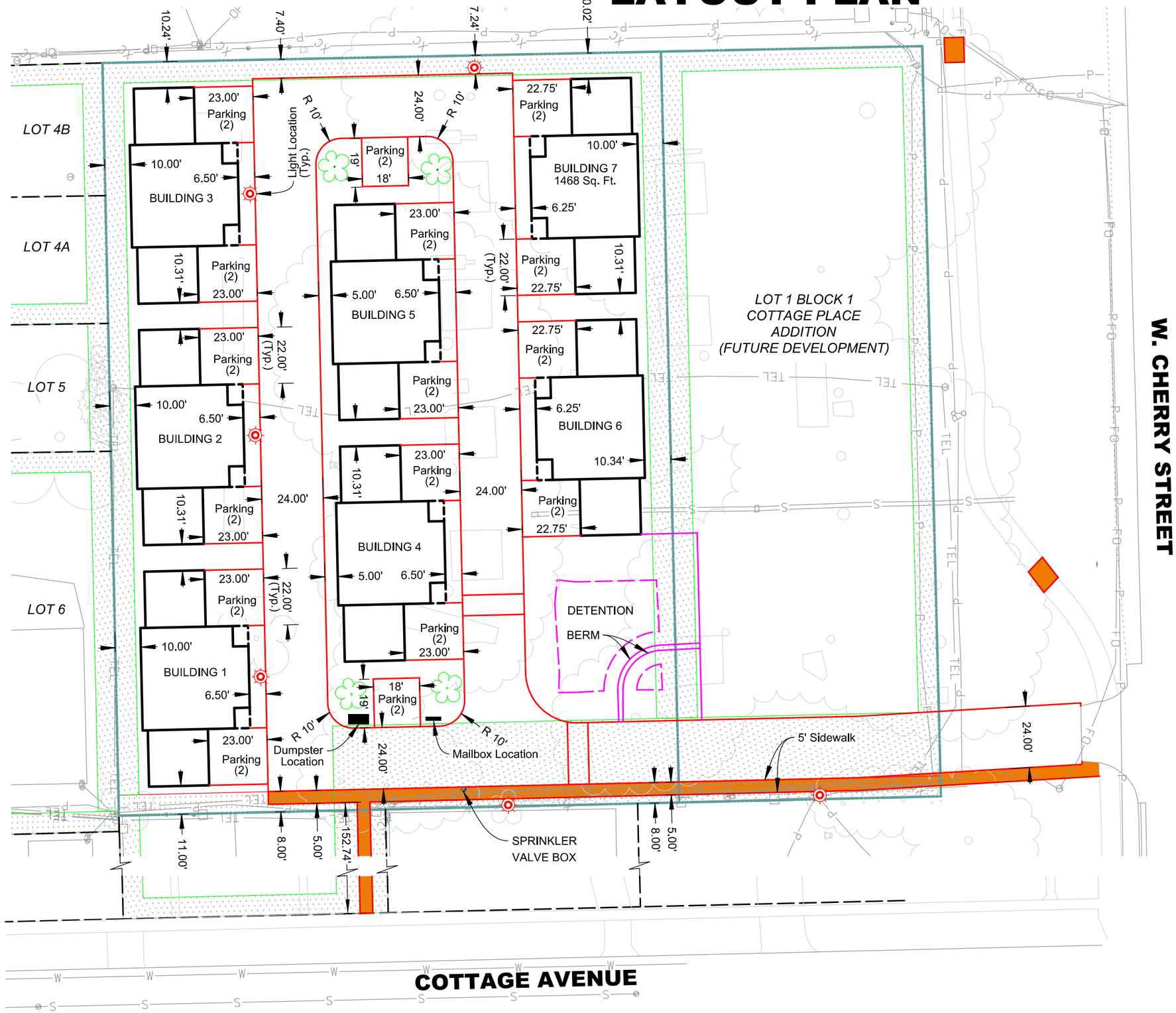
LAYOUT PLAN

PROJECT	SHEET NO.	TOTAL SHEETS
CITY OF VERMILLION SLATTERY GREGOIRE DEVELOPMENT	1	5

Rev. 4-7-15 JDL

SCALE:1 INCH = 40 FEET

0 40 80



LEGAL DESCRIPTION

LOT 2, BLOCK 1, COTTAGE PLACE ADDITION
TO THE CITY OF VERMILLION, CLAY COUNTY, SD.

OWNER

TROY GREGIORE
14 WEST CHERRY
VERMILLION, SD 57069

NOTES:

Number of Structures: 7 Duplexes (14 Units)
Total Structure Floor Area: Main Floor: 1468 Sq. Ft., Upper Level: 1349 Sq. Ft.
Individual Unit Floor Area: Main Floor: 734 Sq. Ft., Upper Level: 675 Sq. Ft.
Structure Height: 28' (Top of Foundation to Roof Peak)
Parking Stalls Required: 31 (14 Units x 3 Bedrooms x 1.4 - 28 Garage Stalls)
Parking Stalls Provided: 32
Trash Service: Owner
Outdoor Lighting Type: 14' Decorative Light Pole
Driveway Maintainance: Owner
Grass Maintainance: Owner

LEGEND:

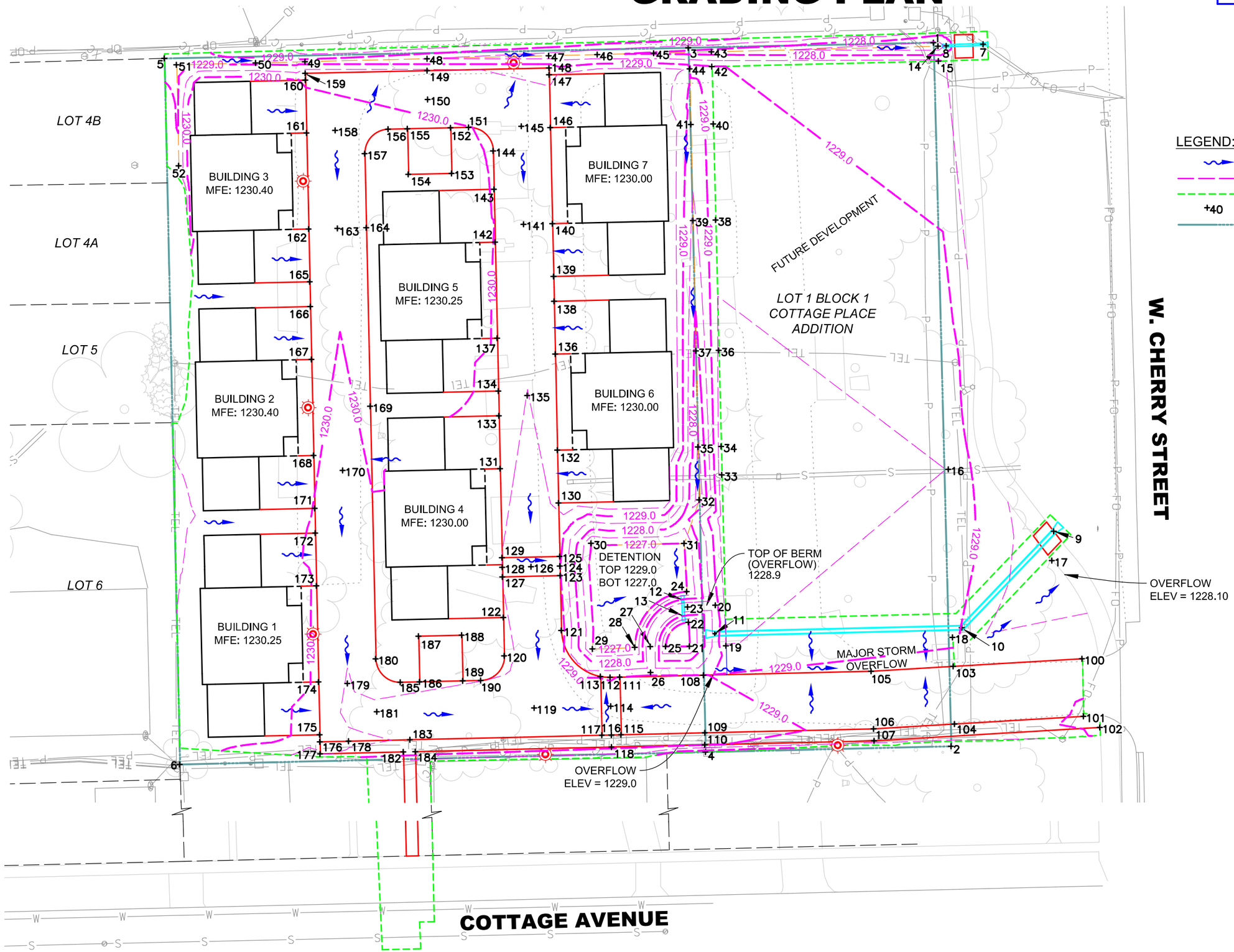
PROPOSED 5' SIDEWALK
PROPOSED LIGHT POLE
EXISTING EASEMENTS
PROPERTY LINE
PROPOSED TREE

REGISTERED PROFESSIONAL ENGINEER
REG NO.
8161
JOSH
LARSON
4-7-15
SOUTH DAKOTA

File Location: U:\P\12150205 Slattery Gregoire Development\Cd\Sht 1 Layout Plan.dgn
Plot Time: 1:56:44 PM 4/7/2015

GRADING PLAN

MEI	PROJECT	SHEET NO.	TOTAL SHEETS
	CITY OF VERMILLION SLATTERY GREGOIRE DEVELOPMENT	2	5



REGISTERED PROFESSIONAL ENGINEER
REG NO.
8161
JOSH
LARSON
4-6-15
SOUTH DAKOTA

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Plot Time: 12:06:46 PM 4/7/2015

PROJECT	SHEET NO.	TOTAL SHEETS
CITY OF VERMILLION SLATTERY GREGOIRE DEVELOPMENT	3	5

GRADING PLAN COGO POINTS

Number	Description	Northing	Easting	Elevation
1	Property Corner	15548424.250	2194791.431	0.00
2	Property Corner	15548431.582	2195084.387	0.00
3	Property Corner	15548322.207	2194793.559	0.00
4	Property Corner	15548329.365	2195086.794	0.00
5	Property Corner	15548104.082	2194798.007	0.00
6	Property Corner	15548110.520	2195091.946	0.00
7	10" PVC	15548444.935	2194792.091	1226.24
8	10" PVC	15548429.567	2194792.783	1226.95
9	18" RCP	15548474.352	2194994.880	1226.34
10	18" RCP (angle point)	15548436.070	2195035.008	1226.56
11	18" RCP	15548333.223	2195037.519	1226.97
12	10" PVC	15548319.737	2195023.439	1227.05
13	10" PVC	15548320.110	2195030.276	1226.97
14	FG	15548426.174	2194792.936	1227.07
15	FG	15548426.344	2194799.135	1228.64
16	FG	15548430.447	2194969.085	1229.49
17	FG (overflow)	15548473.570	2195007.078	1228.10
18	FG	15548432.201	2195039.063	1229.14
19	FG	15548337.889	2195042.522	1229.47
20	FG (top of berm)	15548333.454	2195025.666	1228.90
21	FG	15548322.682	2195042.769	1227.00
22	FG	15548322.245	2195032.788	1227.00
23	FG (top of berm)	15548321.897	2195026.394	1228.90
24	FG	15548321.548	2195019.997	1227.00
25	FG	15548312.788	2195042.829	1227.00
26	FG (top of berm)	15548306.521	2195053.662	1228.90
27	FG (top of berm)	15548306.387	2195042.864	1228.90
28	FG	15548299.979	2195043.173	1227.20
29	FG	15548282.325	2195043.822	1227.20
30	FG	15548281.726	2194999.885	1227.20
31	FG	15548320.434	2194999.937	1227.20
32	FG	15548326.697	2194981.796	1227.18
33	FG	15548336.155	2194971.387	1229.87
34	FG	15548335.866	2194959.527	1229.81
35	FG	15548326.215	2194959.775	1227.41
36	FG	15548334.890	2194919.547	1229.61
37	FG	15548325.339	2194919.789	1227.82
38	FG	15548333.565	2194865.263	1229.34
39	FG	15548324.150	2194865.498	1228.38
40	FG	15548332.589	2194825.282	1229.14
41	FG	15548323.275	2194825.511	1228.79
42	FG	15548332.007	2194801.438	1229.02
43	FG	15548331.846	2194795.243	1227.74
44	FG	15548322.768	2194802.367	1229.02
45	FG	15548307.798	2194795.830	1227.91
46	FG	15548284.307	2194796.405	1228.08
47	FG	15548264.096	2194796.899	1228.22
48	FG	15548213.465	2194798.137	1228.49
49	FG	15548162.631	2194799.379	1228.76
50	FG	15548142.105	2194799.881	1228.87
51	FG	15548109.142	2194800.676	1228.86
52	FG	15548110.062	2194842.704	1229.07
100	FS Conc	15548486.096	2195047.906	1228.81
101	FS Conc	15548486.701	2195071.913	1229.06
102	FS Conc	15548493.510	2195076.516	1229.09
103	FS Conc	15548432.474	2195051.098	1228.74
104	FS Conc	15548433.038	2195075.107	1228.81
105	FS Conc	15548398.333	2195053.131	1228.80
106	FS Conc	15548399.347	2195077.113	1228.92
107	FS Conc	15548399.554	2195082.110	1228.81
108	FS Conc	15548328.531	2195054.774	1229.01
109	FS Conc	15548329.095	2195078.768	1229.13
110	FS Conc	15548329.059	2195083.769	1229.03
111	FS Conc	15548293.645	2195055.596	1229.01
112	FS Conc	15548289.646	2195055.690	1228.98
113	FS Conc	15548285.637	2195055.348	1228.92
114	FS Conc	15548289.928	2195067.687	1229.10
115	FS Conc	15548294.209	2195079.588	1229.22
116	FS Conc	15548290.211	2195079.683	1229.22
117	FS Conc	15548286.212	2195079.777	1229.24
118	FS Conc	15548290.242	2195084.683	1229.13

Number	Description	Northing	Easting	Elevation
119	FS Conc	15548258.060	2195068.437	1229.20
120	FS Conc	15548245.563	2195046.740	1229.59
121	FS Conc	15548269.336	2195036.130	1229.20
122	FS Conc	15548245.213	2195030.770	1229.54
123	FS Conc	15548268.837	2195013.340	1229.03
124	FS Conc	15548268.749	2195009.341	1229.00
125	FS Conc	15548268.662	2195005.342	1229.08
126	FS Conc	15548256.752	2195009.604	1229.24
127	FS Conc	15548244.843	2195013.866	1229.49
128	FS Conc	15548244.755	2195009.867	1229.48
129	FS Conc	15548244.667	2195005.868	1229.49
130	FS Conc	15548268.174	2194983.078	1229.57
131	FS Conc	15548243.855	2194968.784	1229.62
132	FS Conc	15548267.692	2194961.083	1229.65
133	FS Conc	15548243.373	2194946.790	1229.70
134	FS Conc	15548243.148	2194936.482	1229.74
135	FS Conc	15548255.191	2194938.331	1229.49
136	FS Conc	15548266.816	2194921.093	1229.79
137	FS Conc	15548242.666	2194914.487	1229.82
138	FS Conc	15548266.335	2194899.098	1229.87
139	FS Conc	15548266.109	2194888.791	1229.91
140	FS Conc	15548265.627	2194866.796	1229.99
141	FS Conc	15548253.630	2194867.059	1229.75
142	FS Conc	15548241.790	2194874.497	1229.96
143	FS Conc	15548241.308	2194852.502	1229.97
144	FS Conc	15548240.958	2194836.505	1229.96
145	FS Conc	15548252.736	2194826.245	1229.89
146	FS Conc	15548264.751	2194826.805	1229.83
147	FS Conc	15548264.270	2194804.811	1229.40
148	FS Conc	15548264.208	2194801.988	1229.35
149	FS Conc	15548213.473	2194803.099	1229.62
150	FS Conc	15548213.735	2194815.096	1229.86
151	FS Conc	15548230.742	2194826.726	1230.01
152	FS Conc	15548223.248	2194826.890	1230.05
153	FS Conc	15548223.664	2194845.886	1230.19
154	FS Conc	15548205.669	2194846.280	1230.22
155	FS Conc	15548205.253	2194827.285	1230.14
156	FS Conc	15548197.255	2194827.460	1230.18
157	FS Conc	15548187.476	2194837.676	1230.28
158	FS Conc	15548175.260	2194827.942	1230.30
159	FS Conc	15548162.737	2194804.210	1229.88
160	FS Conc	15548162.799	2194807.033	1229.94
161	FS Conc	15548163.281	2194829.028	1230.36
162	FS Conc	15548164.157	2194869.018	1230.39
163	FS Conc	15548176.154	2194868.755	1230.15
164	FS Conc	15548188.151	2194868.493	1230.39
165	FS Conc	15548164.638	2194891.013	1230.31
166	FS Conc	15548164.864	2194901.320	1230.28
167	FS Conc	15548165.346	2194923.315	1230.20
168	FS Conc	15548166.222	2194963.306	1230.06
169	FS Conc	15548189.779	2194942.821	1230.13
170	FS Conc	15548178.360	2194969.508	1229.79
171	FS Conc	15548166.703	2194985.300	1229.98
172	FS Conc	15548166.929	2194995.608	1229.94
173	FS Conc	15548167.411	2195017.603	1229.86
174	FS Conc	15548168.287	2195057.593	1229.72
175	FS Conc	15548168.768	2195079.588	1229.64
176	FS Conc	15548168.833	2195082.540	1229.63
177	FS Conc	15548168.943	2195087.539	1229.53
178	FS Conc	15548180.825	2195082.258	1229.55
179	FS Conc	15548180.304	2195058.243	1229.48
180	FS Conc	15548192.082	2195047.967	1229.75
181	FS Conc	15548192.583	2195069.978	1229.40
182	FS Conc	15548203.569	2195086.724	1229.39
183	FS Conc	15548206.342	2195081.657	1229.48
184	FS Conc	15548208.568	2195086.606	1229.37
185	FS Conc	15548202.315	2195057.745	1229.61
186	FS Conc	15548210.327	2195057.556	1229.58
187	FS Conc	15548209.880	2195038.562	1229.96
188	FS Conc	15548227.875	2195038.138	1229.91
189	FS Conc	15548228.322	2195057.133	1229.53
190	FS Conc	15548235.800	2195056.957	1229.51

LEGEND:

FG PROPOSED FINISHED GRADE
FS Conc PROPOSED FINISHED SURFACE CONCRETE

REGISTERED PROFESSIONAL ENGINEER
REG NO.
8161
JOSH
LARSON
4-6-15
SOUTH DAKOTA

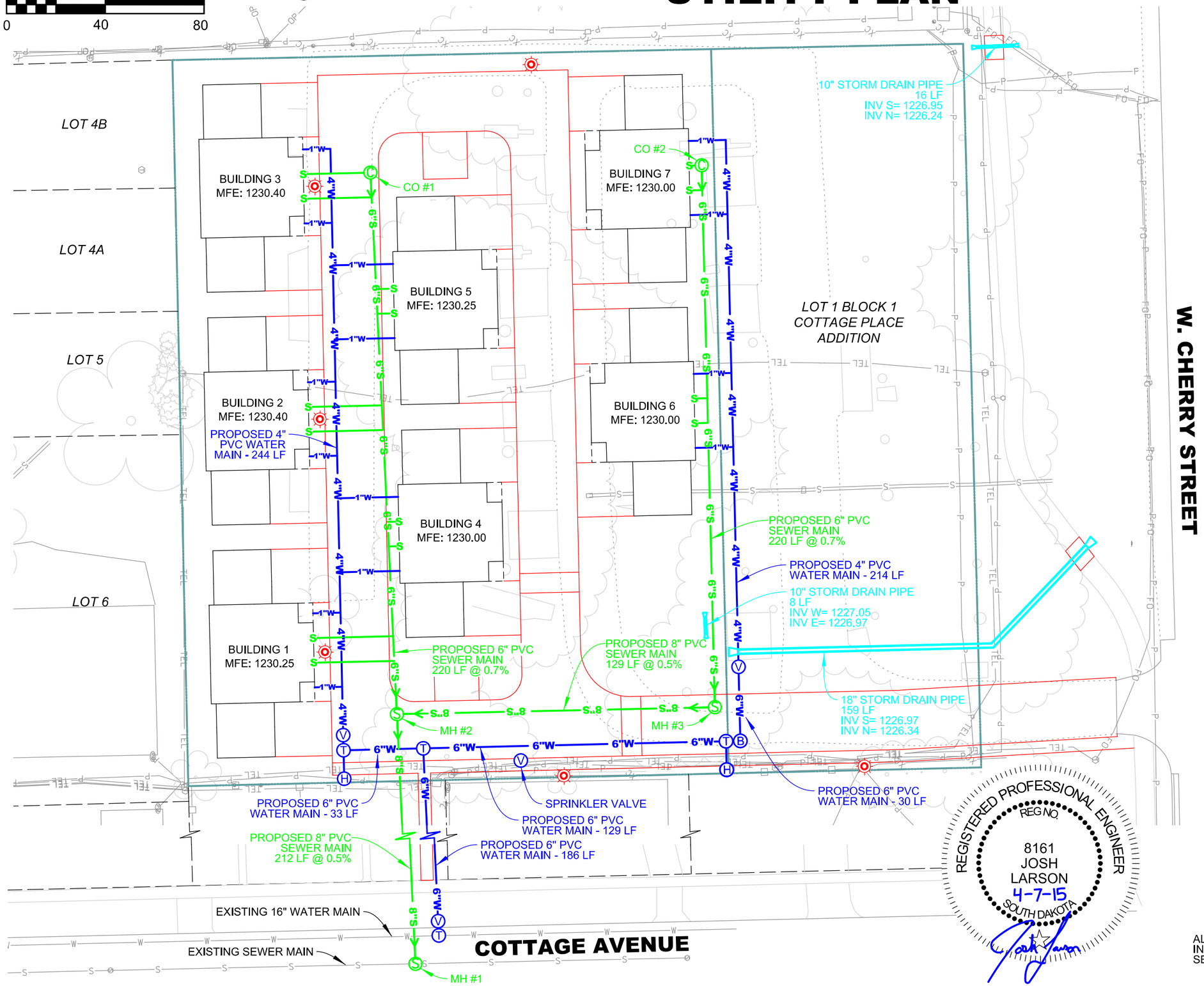
UTILITY PLAN

PROJECT	SHEET NO.	TOTAL SHEETS
CITY OF VERMILLION SLATTERY GREGOIRE DEVELOPMENT	4	5

Rev. 4-7-15 JDL

SCALE:1 INCH = 40 FEET

0 40 80



LEGEND:

- PROPOSED STORM SEWER
- 6"W — PROPOSED 6" PVC WATER MAIN
- 4"W — PROPOSED 4" PVC WATER MAIN
- 1"W — PROPOSED 1" PVC WATER SERVICE
- 8"S — PROPOSED 8" PVC SEWER MAIN
- 6"S — PROPOSED 6" PVC SEWER MAIN
- S — PROPOSED 6" PVC SEWER SERVICE
- T — WATER MAIN TEE
- V — WATER MAIN VALVE
- B — WATER MAIN BEND
- H — FIRE HYDRANT
- S — SANITARY SEWER MANHOLE
- C — SANITARY SEWER CLEANOUT
- LIGHT POLE

UTILITY QUANTITIES

BID ITEM NUMBER	ITEM	UNIT	QUANTITY
1	48" Manhole	Each	3
2	6" PVC Sanitary Cleanout	Each	2
3	Neenah R-1733 w/ Solid Gasketed Lid	Each	5
4	2" Adjusting Ring for Manhole	Each	11
5	8" PVC Sewer Pipe	Ft	341
6	6" PVC Sewer Pipe	Ft	440
7	6" PVC Sewer Service Pipe	Ft	228
8	Sewer Pipe Bedding	Ft	1,009
9	6"x6" Sanitarty Sewer Wye	Each	14
10	6" PVC Water Pipe (Class 150 C900)	Ft	378
11	4" PVC Water Pipe (Class 150 C900)	Ft	458
12	1" PVC Water Service Pipe	Ft	234
13	Standard Fire Hydrant	Each	2
14	16"x6" MJ Tee	Each	1
15	6" MJ Gate Valve	Each	3
16	6"x6"x6" MJ Tee	Each	3
17	6"x4" Reducer	Each	2
18	6" 90 Degree Bend	Each	1
19	Connect To Existing Sewer Main Pipe	Each	1
20	Connect To Existing Water Main Pipe	Each	1
21	12 Gauge Tracer Wire	Ft	2,260
22	10" PVC Storm Pipe	Ft	24
23	10" Flared End	Each	4
24	18" RC Pipe	Ft	159
25	18" RCP Flared End	Each	2

SANITARY SEWER MH #1
3 - 2" ADJUSTMENT RINGS
RIM = 1229.31
INV W = 1222.71
EXISTING INV = 1222.51

SANITARY SEWER MH #2
2 - 2" ADJUSTMENT RINGS
RIM = 1229.79
INV E = 1223.74
INV N = 1223.84
INV W = 1223.84

SANITARY SEWER MH #3
2 - 2" ADJUSTMENT RINGS
RIM = 1230.00
INV S = 1224.46
INV W = 1224.56

SANITARY SEWER CO #1
2 - 2" ADJUSTMENT RINGS
RIM = 1230.55
INV E = 1225.35

SANITARY SEWER CO #2
2 - 2" ADJUSTMENT RINGS
RIM = 1230.00
INV E = 1226.07

REGISTERED PROFESSIONAL ENGINEER
REG NO.
8161
JOSH
LARSON
4-7-15
SOUTH DAKOTA

ALL WATER ITEMS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH CITY OF VERMILLION SPECIFICATIONS SECTION 8000 – "WATER SYSTEM".

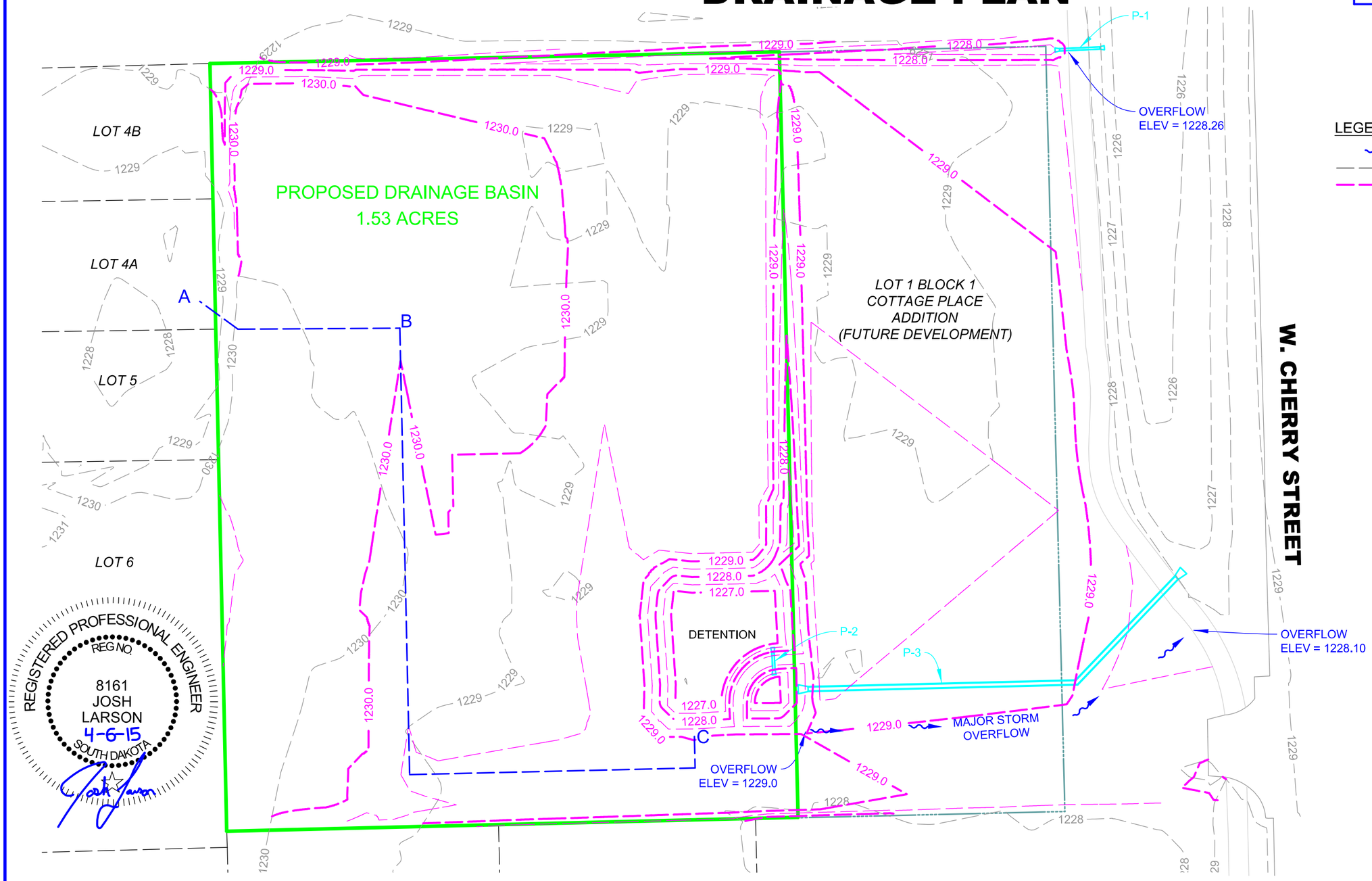
File Location: J:\SP\12150205 Slattery Gregoire Development\Cd\Sht 4 Utility Plan.dgn
Plot Time: 1:56:50 PM 4/7/2015

DRAINAGE PLAN

PROJECT	SHEET NO.	TOTAL SHEETS
CITY OF VERMILLION SLATTERY GREGOIRE DEVELOPMENT	5	5

SCALE:1 INCH = 40 FEET

0 40 80



LEGEND:

- PROPOSED DRAINAGE FLOW
- EXISTING COUNTOUR
- PROPOSED CONTOUR

Material	Area (SqFt)	% of Total Area
Concrete	25,504	38%
Grass	22,088	33%
Building	18,998	29%
Total SqFt =	66,590	100%
Total Acres =	1.53	

A-B Sheet Flow (SF)	
$T_{t(SF\text{-}hour)}$=	$0.007(nL)^{0.8}/(P_2^{0.5})(S)^{0.4}$
$T_{t(SF\text{-}hour)}$=	$0.007(1.68)^{0.8}/(2.7^{0.5})(.01)^{0.4}$
$T_{t(SF\text{-}hour)}$=	0.04

* Minimun of 10 Minutes

n=	0.024 grassed area
L=	70 ft
P_2=	2.7 inch
S=	0.01 ft\ft

T_t=	Travel Time, hour
n=	Roughness Coefficient
L=	Flow Length, ft
P_2=	2-Year, 24 hour Rainfall depth
S=	Slope of surface, ft/ft

B-C Shallow Concentrated Flow (SC)	
$T_{t(SC\text{-}hour)}$=	L \ 3600 V
$T_{t(SC\text{-}hour)}$=	300 \ 3600(1.3)
$T_{t(SC\text{-}hour)}$=	0.06

* Minimun of 10 Minutes

L=	300 ft
V=	1.3 ft/sec - paved surface

T_t=	Travel Time, hour
L=	Flow Length, ft
V=	Average Velocity, ft/sec

A-C Time of Concentration for Watershed Area	
$Tc_{(hour)}$=	$T_{t(SF\text{-}hour)} + T_{t(SC\text{-}hour)}$
$Tc_{(hour)}$=	0.04 + 0.06
$Tc_{(hour)}$=	0.10

* Minimun of 10 Minutes

0.10 hr = 6 minutes < 10 mins

Use 10 minutes for Tc

NOTES: The developed lot will be required to detain the 25 year storm event and allow the 2 year event to discharge to the ROW ditch. Storm events larger then the 25 year event will pass to the ROW ditch along the Major Storm Overflow path.

Basin Output

Distribution Type	Type II	Runoff	3.2 inches
Frequency	25 years	Runoff Volume	0.405 ac-ft
Area	1.53 Acres	Storage Volume	0.145 ac-ft
Peak Inflow	6.53 cfs		
Peak Outflow	2.81 cfs		

Pond Volume (Large)		Pond Volume (Small)		Total
Elevation (ft)	Area (ac)	Elevation (ft)	Area (ac)	Area (ac)
1227	0.0303	1227	0.0017	0.032
1228	0.0598	1228	0.0071	0.0669
1228.9	0.1159	1228.9	0.016	0.1319
1229	0.1436	1229	0.1436	0.1436

Pipe Capacity		
P-1	10" @ 4.45%	6.67 cfs
P-2	10" @ 1.00%	3.87 cfs
P-3	18" @ 0.40%	7.49 cfs

File Location: L:\P\12150205 Slattery Gregoire Development\Cd\Sht 5 Drainage Plan.dgn
Plot Time: 12:56:51 PM 4/7/2015

Planning Commission Agenda Memo

From: Andy Colvin, Assistant City Manager

Meeting: April 13, 2015

Subject: 3-foot side yard variance request for Hillside Community Church, 1800 Constance Drive

Presenter: Andy Colvin and Farrel Christensen

Background: Stephen Walters, Pastor at Hillside Community Church, approached staff about the possibility of constructing an addition to the south side of the church. During the conversation, it became apparent that the existing side yard would not be adequate to allow for the construction of the proposed addition.

Discussion: Section 155.100 gives the City Council, acting as the Board of Adjustment, the power to hear and decide variances to vary the strict application of the height, area, setback, yard, parking or density requirements as will not be contrary to the public interest. In this case, the Planning Commission is asked to consider the request and make a recommendation to the City Council, who will hold a public hearing for the variance on April 20th, 2015. For purposes of these regulations, public interest shall include the interests of the public-at-large within the city, not just neighboring property owners. At all times, the burden shall be on the applicant to prove the need for a variance.

Per City ordinance, the following issues are to be considered, each and all of them, as determining factors in whether or not the issuance of a variance is justified:

(1) An unnecessary hardship must be established by the applicant who applies for the variance. For purposes of this subchapter, an unnecessary hardship is a situation where, in the absence of a variance, an owner can make no feasible or reasonable use of the property. Convenience, loss of profit, financial limitations, or self-imposed hardship shall not be considered as grounds for approving a variance by the Board of Adjustment.

(2) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.

(3) The variance requested is the minimum variance that will alleviate the hardship.

(4) Granting of the variance will comply with the general purpose and intent of this chapter, and will not be offensive to adjacent areas or to the public welfare.

(5) No nonconforming use or structure in the same district, and no permitted or nonconforming use or structure in other districts shall be considered grounds for the issuance of a variance.

(6) Exceptional and extraordinary circumstances apply to the property that do not apply to other properties in the same zone or vicinity and that result from lot size or shape, topography or other circumstances which are not of the applicant's making.
(7) In order to preserve the intent of these zoning regulations and to protect the public interest, the Board of Adjustment may attach conditions to a variance. A variance shall remain valid only as long as the property owner complies with any terms and conditions of the variance, as attached by the Board of Adjustment.

The zoning ordinance requires a minimum setback of 25 feet from the property line. The variance, if approved, would allow the church to build over the setback line by approximately 3 feet.

In looking at the variance request, staff feels that the applicant meets the requirements set forth in ordinance. When the existing building was originally built it is clear that the intent was to complete the octagonal shape of the building should future growth of the congregation take place. However, possibly due to the construction of the building, the structure was angled such that an addition would surpass the setback line. The reason for the addition is to accommodate a growing congregation; therefore, loss of profit and self-imposed hardships do not apply in this case. In addition, staff does not feel that the variance would adversely affect the neighborhood or adjacent property owners since the building is a considerable distance from neighboring structures. Additionally, the direction of the addition is towards a sizable public right-of-way and not a neighboring property owner,

Compliance with Comprehensive Plan: The Comprehensive Plan encourages the development of the community and the expansion of all services and amenities for citizens, including churches. Approving a variance in this case will allow the church to grow and better serve the community and not be contrary to the public interest.

Conclusion/Recommendations: Staff believes that variances should only be granted when the applicant can show good cause and meet the considerations provided in said ordinance. The Planning Commission is asked to study the variance request and make a recommendation to the City Council, acting as the Board of Adjustment, for the April 20, 2015 Public Hearing.

CITY OF VERMILLION
PETITION FOR ZONING VARIANCE

OWNER INFORMATION (Please attach additional sheets if necessary)

NAME: Hillside Community Church
ADDRESS: 1800 Constance Drive
PHONE: 624-4862 (402) 320-0347 cell

PROPERTY INFORMATION (Please attach additional sheets if necessary)

Parcel Identification Number (PIN): 15840-00500-000-00

Current Zoning Designation: R1

Proposed Zoning Designation:_____

Location:_____

Legal Description: Lots 2, 3, 4, 5 + 5A, Blk 5 Westgate

Existing Land Use:_____ Proposed Land Use:_____

Adjacent Zoning:

North: R1 South: R1 East: R1 West: R1

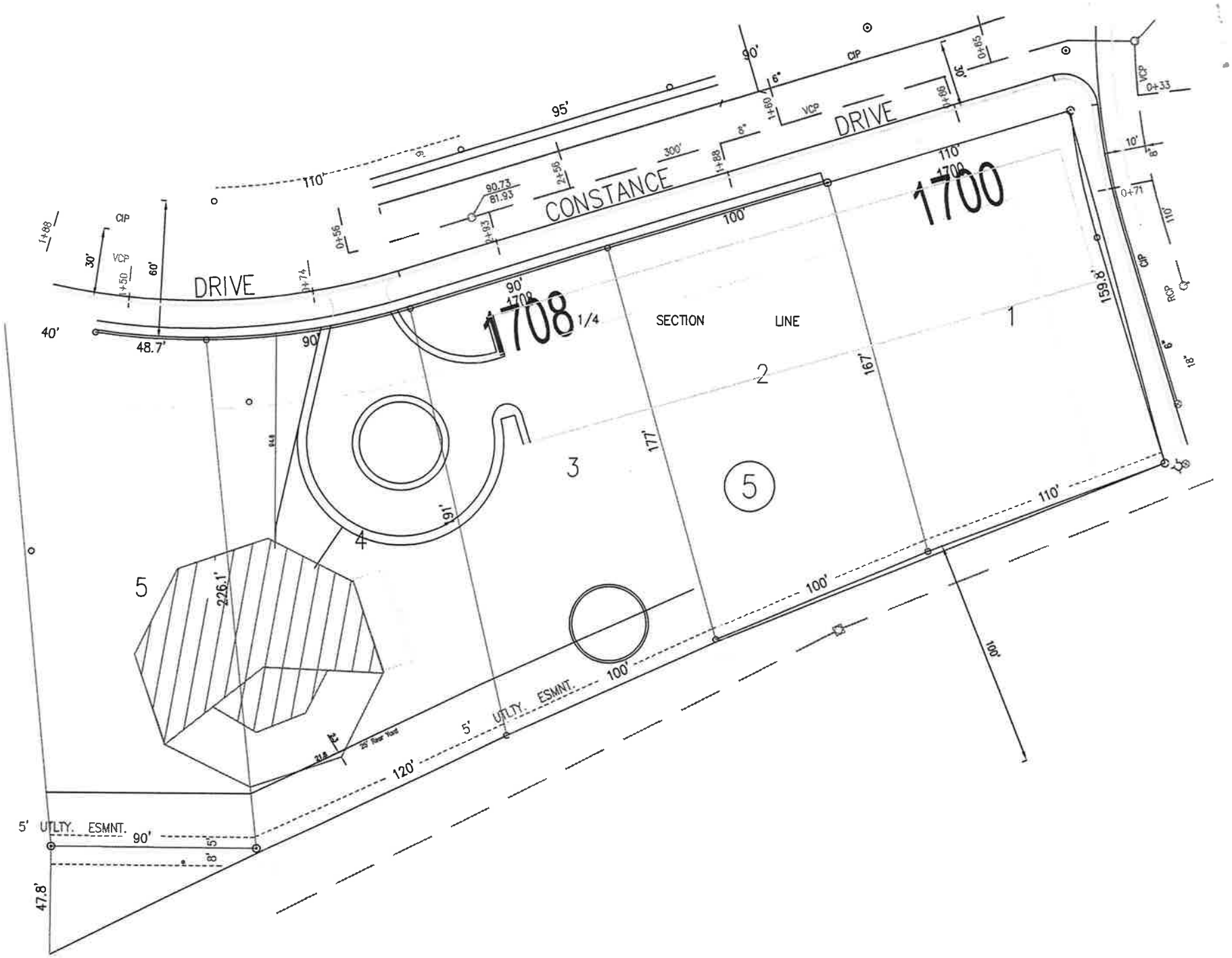
Description of variance sought from the zoning regulations: Proposed addition will be Approximately 3 (feet) over setback

Site information should be included on a separate sheet.

Stephen S Walters 3/18/15
Signature of Owner Date

FAILURE OF THE APPLICANT OR AGENT TO APPEAR AT THE HEARING WILL CAUSE THE COMMITTEE TO DENY THIS APPLICATION.

FOR OFFICE USE ONLY	DATE:_____ / _____ / _____
FEE RECEIVED: YES NO	PLANNING COMMISSION RECOMMENDATION ____YES ____NO
BUILDING OFFICIAL:_____	
HEARING SCHEDULE: _____ / _____ / _____	



DRIVE
CONSTANCE
DRIVE
1700
1708
1/4
SECTION
LINE
1
2
3
4
5
5
CIP
VCP
RCP
90'
95'
110'
100'
120'
40'
48.7'
47.8'
159.8'
167'
177'
191'
226.1'
5' UTLTY. ESMNT.
5' UTLTY. ESMNT.