

**To: HONORABLE MAYOR AND CITY COUNCIL.**

**FROM: Dave Maroney, Director of Economic Development and Planning.**

**SUBJECT: *Zoning Amendments and Rezoning (R-B and B-2 Districts).***

**DATE: September 1, 2016.**

**BACKGROUND.**

The Planning Commission initiated certain amendments to the Zoning Code and the rezoning of three parcels of land located in the southeast quadrant of Cannon Falls – see the accompanying *Memorandum (June 10, 2016)* for further explanation. City Attorney Knutson prepared the Resolution and Ordinances approving recommendations offered by the Planning Commission.

**REQUESTED COUNCIL ACTION.**

The City Council is asked to approve the recommendations provided by the Planning Commission pertaining to proposed amendments to the R-B, Residential-Business District and B-2, Highway Business District and the rezoning of land from the Southeast Campus PUD District to the amended B-2, Highway Business District.

**TO: Planning Commission.**

**FROM: Dave Maroney, Director of Economic Development and Planning.**

**SUBJECT: June 13, 2016 Agenda.**

**DATE: June 10, 2016.**

*No quorum (Hemmah, Sjoblom and Charnell attended). The Developers made their presentations for informational purposes only.*

**O’Gorman (Troy Ryan).** *Land use preference is to allow single family, two family and multi-family with no age restriction. O’Gorman has 7-parcels (see attached map) and could develop one or more of the lots in a single or multiple phases. Ryan proposes 3-4 units on the .68-acre parcel west of River Road. Time is “important” but not critical just yet. The Commissioner’s could discuss zoning amendment language on July 11<sup>th</sup> and be prepared to “initiate” appropriate zoning amendments to the R-B District for public hearing in August (or later)?*

**David Olson.** *The “vision” is something similar to the Ellsworth Creamery (Grantsburg Dairy, etc.) that incorporates local foods and attracts visitors to Cannon Falls. The second option could involve warehousing (dry). Mr. Olson will further assess market conditions and refine his plan. The Commissioner’s discussed the B-2 District (which is acceptable) with the addition of some limited industrial uses (I-1 District) allowed by Conditional Use Permit. If Bauer and Rechtzigel agree, a public hearing could be scheduled for July 11<sup>th</sup> to consider amendments to the R-B District as requested by Mr. Olson and discussed by the Commissioner’s?*

#### **Item 7. Discussion Item.**

**(A) Babe O’Gorman Concept Development Plan.** The accompanying aerial photo (*Babe O’Gorman Parcel*) shows the existing .68-acre site. Also provided are two email messages: (1) Bill Huber (June 6, 2016) relating to the flood elevation for this property; and (2) City Attorney Roger Knutson (April 22, 2016) relating to residential land use permitted within the *Residential-Business District* – assuming that the Developer does not propose a “residential planned unit development (“PUD”), “elderly” housing is allowed subject to issuance of a conditional use permit. The applicable minimum setback is 25-foot front yard (River Road); 15-foot side yards (north and south); and 25-foot rear yard (west). Depending upon details yet presented, one or more variance requests may also be required.

Mr. O’Gorman is proposing to develop a three or four unit residential project on the parcel that he owns adjacent to River Road and has requested the opportunity to present preliminary plans to the Commissioners.

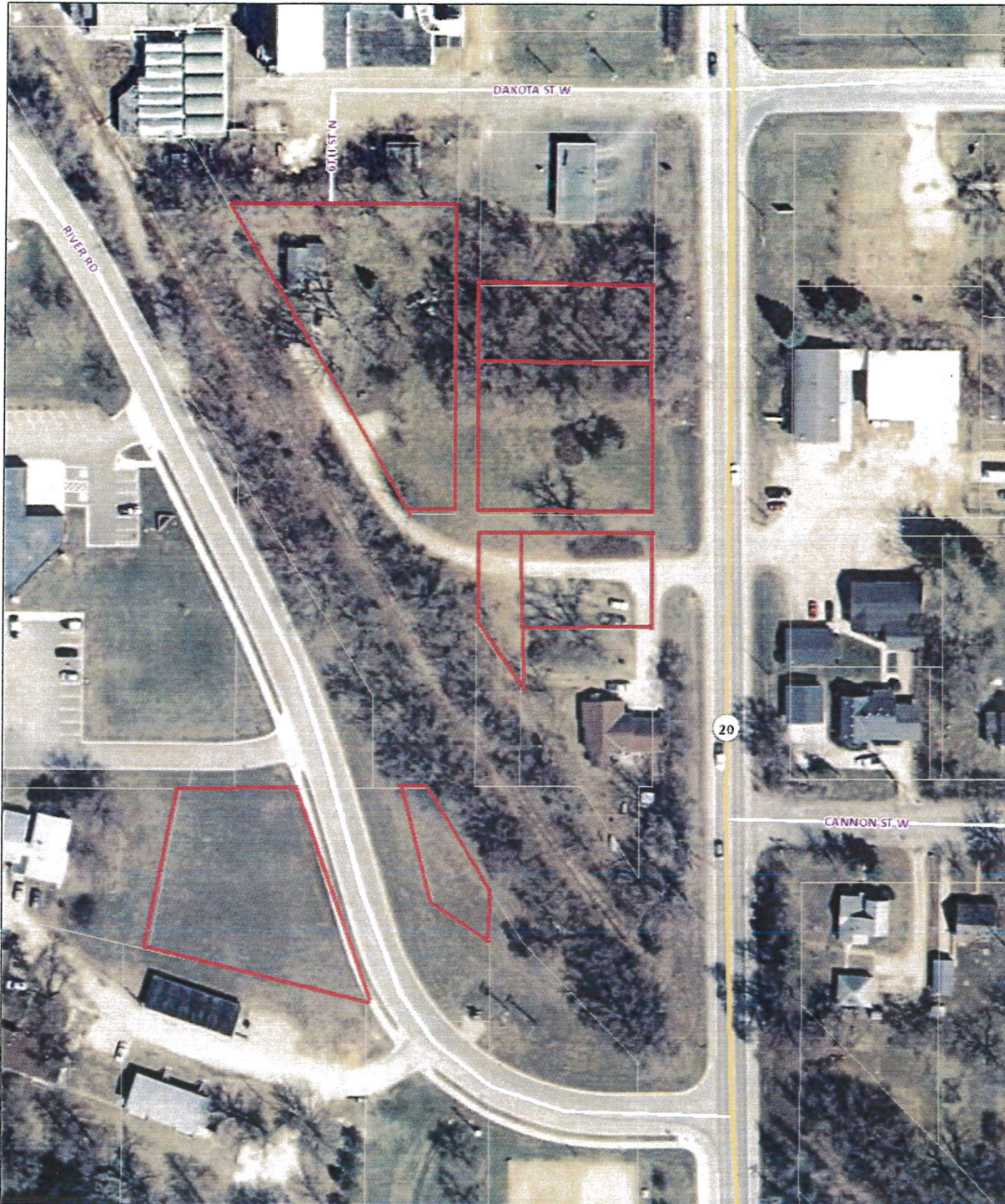
**(B) David Olson Concept Development Plan.** David Olson (Avalon Trucking) has purchased the property formerly known as *Grandpa’s Garage Event Center* (PID 52.719.7201) – see accompanying aerial photo.

In December 2012 and following a year-long development moratorium, the 3.16-acre site that Mr. Olson has recently acquired was rezoned from a *B-2, Highway Business District* to *Southeast*

*Campus PUD*. The accompanying documents are provided for your reference and discussion: (1) *December 11, 2012* letter to Rechtzigel, Bauer and Luebke; (2) *Section 152.709* Southeast Campus Planned Unit Development (PUD) District; (3) *Sections 152.645 and 152.646* – B-2, District; and (4) *Sections 152.665 and 152.666* – I-1, Limited Industrial District. “Note” that certain verbiage has been “red-lined” in Section 152.666 to identify language that may be redundant and/or not proposed for consideration at this time.

Mr. Olson and I have discussed his vision and plans for development of the property he purchased from Curt Luebke and are in agreement that current zoning does not allow the project to be developed. Monday evening Mr. Olson will attend the meeting to present his thoughts for development of the property. To accommodate Mr. Olson’s proposal, a “merging” of B-2 and I-1, Limited Industrial District land uses are necessary. Randy Rechtzigel and Steve Bauer have informed me that they too would prefer to have their properties rezoned as proposed by Mr. Olson. Following discussion and with your consent, I ask that the Planning Commission move to initiate a zoning amendment and rezoning consideration pursuant to Section 152.055 of the Zoning Code for the properties owned by Olson, Rechtzigel and Bauer with a public hearing to be scheduled for July 11, 2016.

# O'Gorman Parcels (2016)



June 14, 2016

**Major Roads 1,200**

- US Highway
- State Highway

**County Roads 1,200**

- County Roads - Gravel
- County Roads - Paved

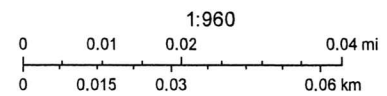
**Roads 1,200**

- Township or Other Roads

**Roads 1,200**

- Township or Other Roads
- ESRI Major Roads

Parcels



Frontier Ag

318th Street

52.719.7200

Frontier Ag

Thousand Hills

52.719.7101

52.719.7201

Grandpa's Garage

Fourth Street

Community Resource Bank



**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**ORDINANCE NUMBER 347  
SECOND SERIES**

**AN ORDINANCE AMENDING CHAPTER 152  
OF THE CANNON FALLS CITY CODE, THE ZONING  
ORDINANCE, CONCERNING THE RESIDENTIAL BUSINESS  
DISTRICT, THE HIGHWAY BUSINESS DISTRICT AND  
REZONING PROPERTY TO B-2**

THE CITY COUNCIL OF CANNON FALLS ORDAINS:

**Section 1.** Section 152.645 of the Cannon Falls City Code is hereby amended to provide:

152.645 PURPOSE

The purpose of the B-2, Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities and less intensive industrial uses.

**Section 2.** Section 152.648 of the Cannon Falls City Code is hereby amended to add the following provisions:

- (P) Bottling establishments to include beverages such as soft drinks, milk and the like, but not including hazardous or toxic materials.
- (Q) Assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products or wastes or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of these uses are: (1) assembly of small products such as optical, electronic, pharmaceutical, medical supplies equipment; and (2) printing and publishing operations.
- (R) Mass transit terminals.
- (S) Radio and television terminals.
- (T) Trade schools/specialty schools.
- (U) Warehousing and distribution facilities but not including truck terminals.
- (V) Wholesale businesses

**Section 3.** Section 152.605 of the Cannon Falls City Code is amended to provide:

152.605 PURPOSE

The purpose of the R-B, Residential Business District is to provide for an intermixing of low to medium density residential, including single-family detached and two-family dwellings, and low intensity business uses.

**Section 4.** Section 152.606 of the Cannon Falls City Code is hereby amended to add the following provisions:

- (D) Single-family detached dwellings.
- (E) Two-family dwellings.

**Section 5.** Section 152.611 of the Cannon Falls City Code is hereby amended to provide as follows:

152.611 LOT REQUIREMENTS AND SETBACKS.

(A) Except for Single-family detached and two family dwellings, the following minimum requirements shall be observed in an R-B District subject to additional requirements, exceptions and modifications set forth in this chapter:

<b>Minimum Lot Area</b>	
Elderly	1,000 square feet per unit
Multiply-family	2,500 square feet per unit
Other uses	15,000 square feet
<b>Minimum Lot Depth</b>	120 feet
<b>Minimum Lot Width</b>	100 feet
<b>Minimum Setbacks</b>	
Front	25 feet
Rear	25 feet, not less than 35 feet for a nonresidential use on a rear yard abutting a single-family residential zoning district
Side	15 feet, not less than 25 feet on a side yard abutting a street
Zero lot line	Side yard setback requirements shall not be applied to common walls of multiple-family dwellings

(B) The following minimum requirements shall be observed for single-family detached and two-family dwellings subject to additional requirements, exceptions and modifications set forth in this chapter:

<b>Minimum Lot Area</b>		
Single-family	8,520 square feet	
Two-family (per unit)	5,000 square feet	
<b>Minimum Lot Depth</b>		
Single and Two Family	142 feet	
<b>Minimum Lot Width</b>		
Single-family	60 feet	
Two-family	80 feet	
<b>Minimum Setbacks</b>		
Front	25 feet	
Rear	20 feet	
Side	Interior	10 feet
	Corner	20 feet
	Common Wall	0 feet
Rear/Side Detached Accessory	5 feet	
Garage Accessing Alley	15 feet	

**Section 6.** Chapter 152 of the Cannon Falls City Code is amended to rezone the following described property to B-2, Highway Business District:

PIN 52.719.7200

PIN 52.719.7201

PIN 52.719.7101

**Section 7.** The Zoning Map of the City of Cannon Falls referred to and described in Chapter 152 shall not be republished to show the aforesaid rezoning, but the City Administrator or his designee shall appropriately mark the Zoning Map on file in the City Administrator's office for the purpose of indicating the rezoning provided for in this Ordinance and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this Ordinance.



**Section 8. Effective Date.** This ordinance shall be effective immediately upon its passage and publication according to law.

**PASSED AND DULY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the City Council of the City of Cannon Falls, Minnesota.

CITY OF CANNON FALLS

BY: \_\_\_\_\_  
Robby Robinson, Mayor

ATTEST:

\_\_\_\_\_  
Ron Johnson, City Administrator