

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: Dudley Flodeen and Southview Acres Projects.

DATE: December 15, 2016.

BACKGROUND.

Accompanying this Memorandum is information that was presented to the Planning Commission for each of these projects. The Commission recommends approval of both projects, with conditions.

REQUESTED COUNCIL ACTION.

The City Council is asked to approve the Resolution for the CUP /Variance for Dudley Flodeen and the Resolution regarding the Preliminary Plat for the Winter Addition.

TO: Planning Commission.

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

SUBJECT: December 12, 2016 Agenda.

DATE: December 9, 2016.

Item 6. Public Hearings.

(A) Conditional Use Permit (CUP)/Variance – Dudley’s Pizza. Dudley Flodeen has made application for a Conditional Use Permit (“CUP”) to allow a residential use in the B-1, Central Business District (“B-1 District”) at 320 Mill Street West (PID 52.100.1761). Mr. Flodeen is intending to construct an apartment addition to the back (north side) of the building. In the B-1 District, Section 152.628 (C) stipulates that *residential and nonresidential uses within one structure* are allowed by CUP provided that: (1) residential and nonresidential uses shall not be contained on the same floor and no residential use shall be located on the first floor; and (2) residential and nonresidential uses shall have separate entrances and exits.

The City Attorney advises: (1) a CUP is required to allow the proposed “mixed use” development project in the B-1 District; and (2) a variance is needed to allow Mr. Flodeen’s proposal for residential and nonresidential use within one structure to be contained on the same floor and residential use on the first floor. The residential and nonresidential uses will have separate entrances and exits.

Preliminary plans for this project were provided to the Commissioners at the November 14th meeting and the public hearing for the CUP was recessed to December 12th. The accompanying drawings were provided last month but have been enlarged to provide further clarity – *Rear Elevation, Residence Floor Plan and Building Section*. Published and mailed notices were issued to allow public input and consideration of the variance to applicable standards on December 12th.

Following the public hearing and discussion, Staff recommends consideration of Resolution No. 2016 – 7.

(B) Preliminary Plat - Southview Acres. The following items are provided for your review and our consideration: (1) *Preliminary Plat of Winter Addition*; (2) *Winter Addition (December 2016)* aerial photo; and (3) *Exhibit No. 1 – Public Street (Alexander Court) connection to 63rd Avenue.*

The property that comprises the proposed Winter Addition is currently zoned “B-2, Highway Commercial” and municipal utilities have been previously extended to serve development in this area – see the *Drainage and Utility Easement* that bisects the property. Much of the property has been previously platted as “Southview Acres” (1974). The proposed GrandStay Hotel will be constructed on Lot 4, Block 1 (3.41 acre parcel) - this replat is before the Commissioners largely due to the Hotel development project.

The Preliminary Plat design has been significantly impacted by the following conditions: (1) County Road No. 24 and 63rd Avenue right-of-way and road elevations as determined by

MnDOT; (2) Two existing buildings that are currently leased to Midwest-CBK, LLC; (3) The *Drainage and Utility Easement* that bisects the property and existing storm water drainage patterns and flows; (4) Site characteristics and preferences desired by the GrandStay Hotel investors, lender and Franchisor, including the need to provide access from 63rd Avenue; and (5) A relatively modest land area (approximately 14 acres) with existing boundaries that are not ideal for achieving more conventional lot configurations. All of these factors have somewhat limited the design alternatives for the Winter Addition.

In my view, the Winter Addition generally complies with applicable standards of Chapter 151 provided: (1) A grading and drainage plan is submitted for review and approval by the City Engineer. (2) The City Council approves: (a) a waiver of the Public Land Dedication requirement (this has typically been done for commercial-industrial subdivisions and much of the Winter Addition is a replat which is exempt); (b) a cul-de-sac length of approximately 600 feet (Section 151.109 (11) limits cul-de-sac “length” to 500 feet); and (c) ten (10) foot *Drainage and Utility Easements* along the perimeter of only those lots determined by the City Engineer to be necessary. (3) Alexander Court is designed to serve Lot 1, Lot 4 and Lot 5 of Block 1 and access to Alexander Court should be limited to these three (3) properties unless and until otherwise approved by the City Council.

Following the public hearing and discussion, Staff recommends consideration of Resolution No. 2016 – 8.

Item 7. Discussion Items.

(A) Resolution No. 2016 – 7. Dudley’s Pizza. Staff recommends review and approval of Resolution No. 2016 – 7.

(B) Resolution No. 2016 - 8. Southview Acres. Staff recommends review and approval of Resolution No. 2016 – 8.

Note: The City Council tabled the Econofoods/Family Fare request for a Conditional Use Permit pending further evaluation of traffic impacts – see the enclosed Resolution.

CANT DEPENDANT ON EXISTING THE ANGLE WALL LOCATION

24'-0"

FOUNDATION PLAN

SCALE

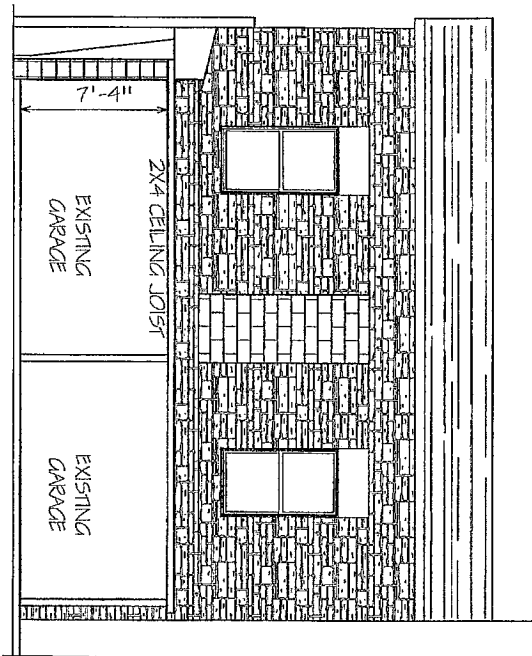
1/4" = 1'-0"

1'-9 1/2"

6'-2 1/2"

1'-0 3/4"

CURRENT CONCRETE ADJUSTMENT
BUILD AROUND STRUCTURE, CONFIRM WITH
STRUCTURAL ENGINEER IF ADJUSTMENT CAN BE
REMOVED OR CUT DOWN TO EVEN OR BELOW
PROPOSED FLOOR HEIGHT

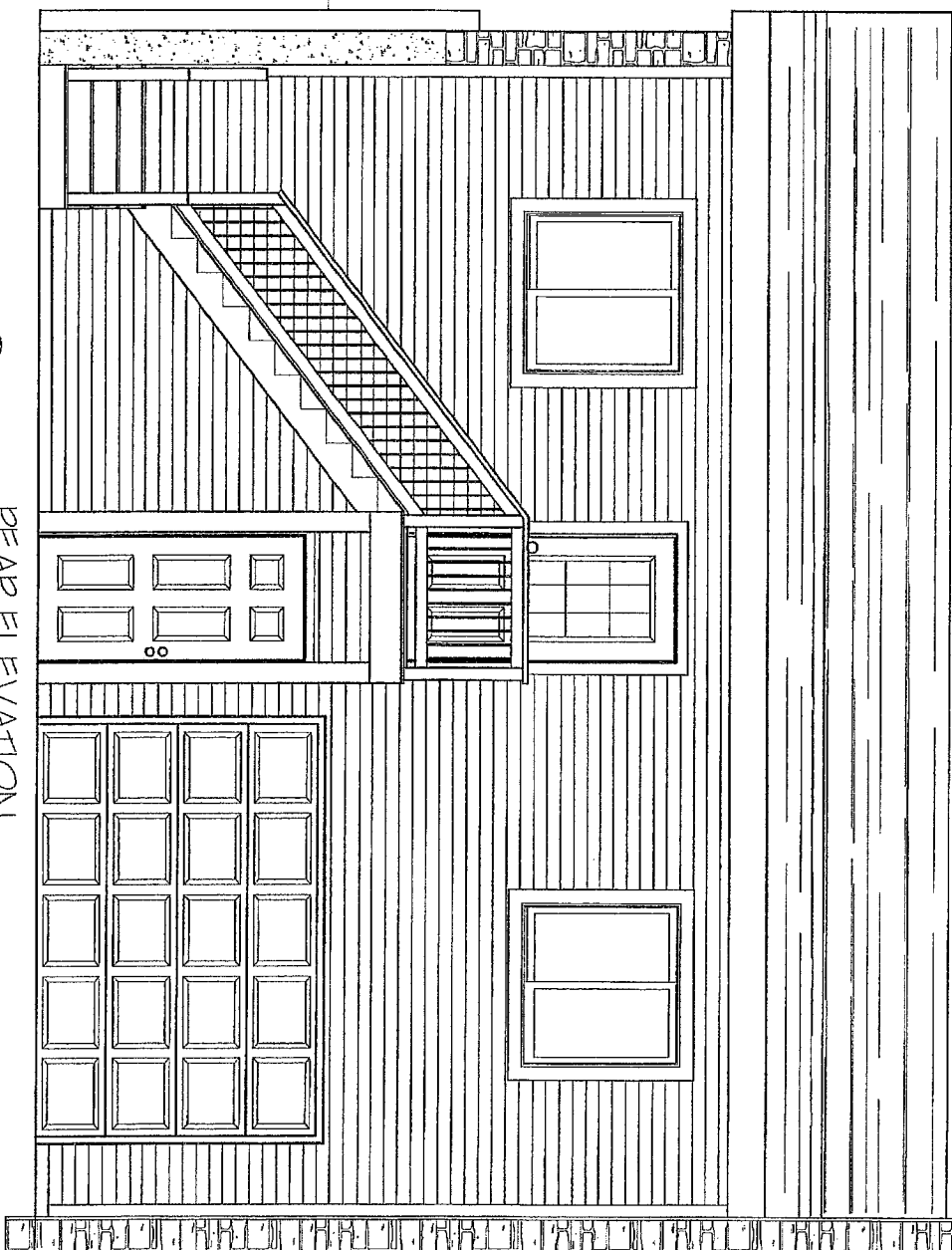


EXISTING REAR ELEVATION

SCALE

1/8" = 1'-0"

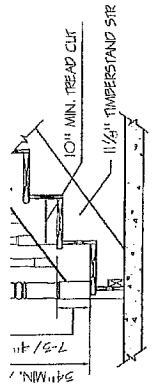
LIBRARY PARKING LOT



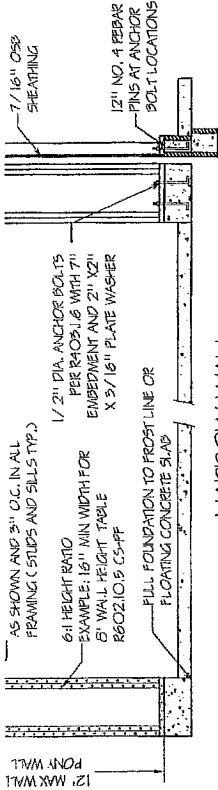
REAR ELEVATION

SCALE

1/4" = 1'-0"

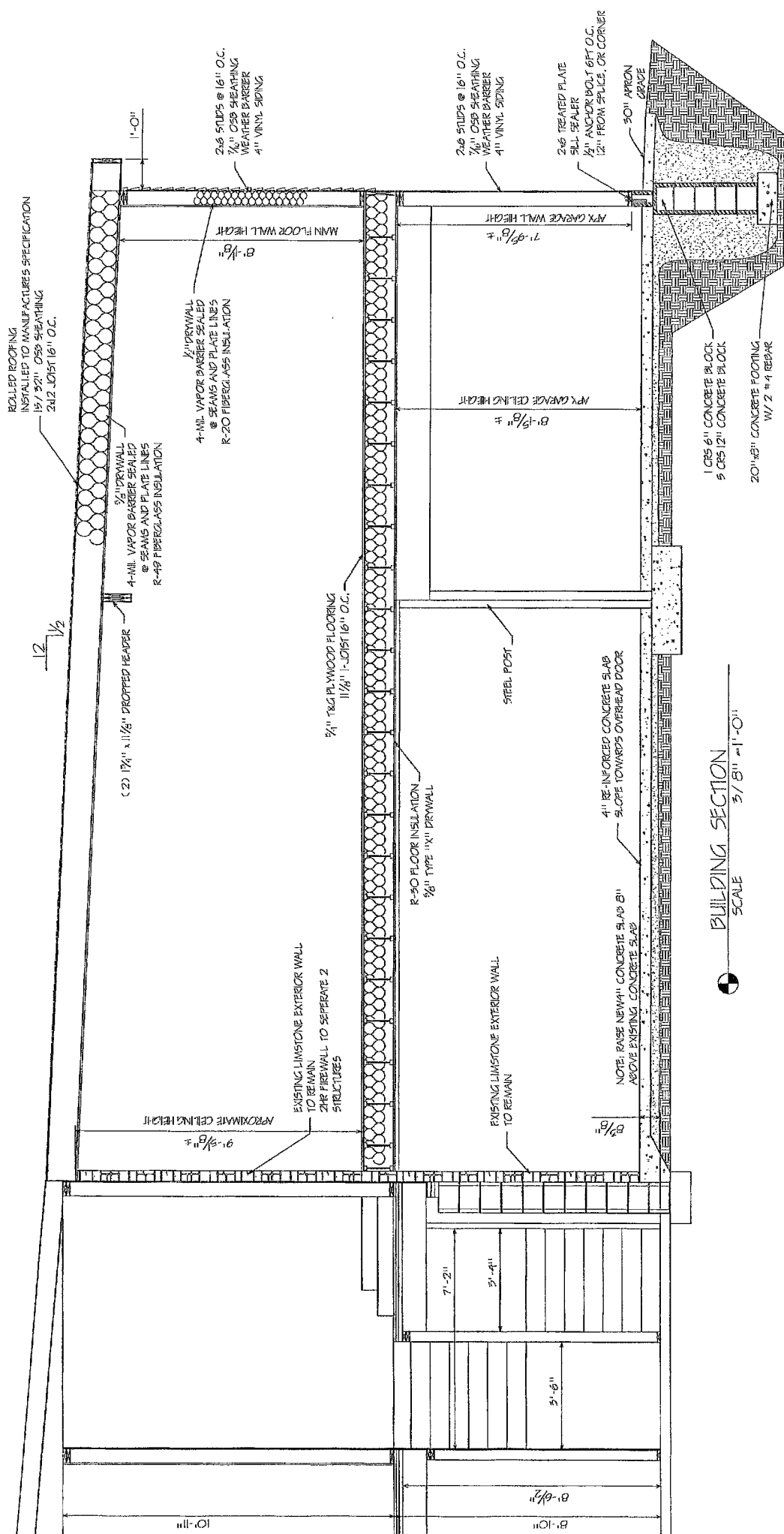


SPHERE 6" IN DIAMETER
 STAIRWAY SHALL NOT BE LESS THAN
 26" CLEAR WIDTH ABOVE HAND RAIL
 AND BELOW REQUIRED HEADROOM
 GRIPABLE HANDRAIL SHALL NOT
 PROJECT MORE THAN 4 1/2" INTO THE
 STAIRCASE OPENING.
 HAND RAIL IS TO BE LOCATED
 34" - 26" ABOVE TREAD NOSING



AS SHOWN AND 3" O.C. IN ALL
 FRAMING (STUDS AND SILLS TYP.)
 6:1 HEIGHT RATIO
 EXAMPLE: 16" MIN WIDTH FOR
 8" WALL HEIGHT TABLE
 800:10.0 @ CS-4FF
 FULL FOUNDATION TO FROST LINE OR
 FLOATING CONCRETE SLAB

NARROW WALL
 SCALE
 N.T.S.



ROLLED ROOFING
 INSTALLED TO MANUFACTURER'S SPECIFICATION
 15/ 32" OSB SHEATHING
 2x12 JOIST 16" O.C.

3/4" DRYWALL
 4-MIL VAPOR BARRIER SEALED
 @ SEAMS AND PLATE LINES
 R-49 FIBERGLASS INSULATION

4-MIL VAPOR BARRIER SEALED
 @ SEAMS AND PLATE LINES
 R-20 FIBERGLASS INSULATION

2x6 STUDS @ 16" O.C.
 7/16" OSB SHEATHING
 WEATHER BARRIER
 4" VINYL SIDING

2x6 STUDS @ 16" O.C.
 7/16" OSB SHEATHING
 WEATHER BARRIER
 4" VINYL SIDING

2x6 TREATED PLATE
 SILL SEALER
 1/2" ANCHOR BOLT 6FT O.C.
 12" FROM STUDS, OR CORNER

30" APRON
 GRADE

1 OSB 6" CONCRETE BLOCK
 5 OSB 12" CONCRETE BLOCK
 20" #3 CONCRETE FOOTING
 1/2" #4 REBAR

BUILDING SECTION
 SCALE
 3/8" = 1'-0"



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

RESOLUTION NUMBER 2247

CONDITIONAL USE PERMIT FOR DUDLEY FLODEEN (DUDLEY’S)

WHEREAS, Dudley Flodeen has made application for a Conditional Use Permit (“CUP”) to allow residential and nonresidential uses within the same structure and a Variance to allow residential and nonresidential uses on the same floor and located on the first floor as regulated by Section 152.628 (C) of the Zoning Ordinance within a B-1, Central Business District at 320 Mill Street West (PID 52.100.1761); and

WHEREAS, the Planning Commission conducted a public hearing relating to the CUP on November 14, 2016 and recessed the hearing to December 12, 2016 at which time the Commission also conducted a public hearing to accept testimony relating to the Variance; and

WHEREAS, the Planning Commission finds that: (a) adding a newly constructed residence in the proposed location is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) building a new residence in the downtown area is in harmony with the general purpose and intent of the Zoning Code and is not expected to alter the essential character of the locality or neighborhood; (c) the development project will be constructed to comply with applicable preservation and design guidelines, performance standards and the Building Code; (d) the floor elevation of the residential use will be built approximately one (1) foot higher than the floor elevation of the existing commercial use; (e) the residence will be constructed in the rear (north side) of the building with a its own entrance and exit and separated from the nonresidential use (south side); (f) the new residential addition will not eliminate any existing commercial space in the building; (g) allowing Dudley Flodeen to use and redevelop the property in the manner he proposes seems reasonable; and (h) the somewhat unique conditions evidenced by the property and existing building layout create practical difficulties for the property owner to redevelop the property in the way he proposes without a variance; and

WHEREAS, the Cannon Falls Planning Commission recommends to the Cannon Falls City Council that the application for the CUP and Variance be conditionally approved.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based upon the findings of the Planning Commission which are hereby adopted by the City Council that the CUP and Variance are approved subject to compliance with applicable requirements of the Zoning Ordinance and Building Code.

Adopted by the City Council of Cannon Falls this 20th day of December, 2016.

City of Cannon Falls

Lyman M. Robinson, Mayor

Attest: _____
Ronald S. Johnson, City Administrator