

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

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

**SUBJECT: Conditional Use Permit (CUP) for Althoff Triplex.**

**DATE: March 15, 2017.**

**BACKGROUND.**

Jim and Deborah Althoff own the existing home and property adjacent to Third Street North and the Cannon River – see the accompanying aerial photo. The Althoff's propose to remove the structure and construct three attached single family homes ("triplex") on the property – see the enclosed "Proposed Townhouse Plat" (survey) and corresponding building plans.

The property is currently zoned *R-3, Medium Density Residential District*. A residential triplex development is allowed subject to approval of a conditional use permit (CUP). Upon review of preliminary information, I find the proposed design to be consistent with the minimum applicable standards (setbacks, lot/building sizes and impervious surface) required by the *R-3 District*. The property is located within the *Shoreland District* and *Cannon Recreational (CR) River District* and the development plans were submitted to the Department of Natural Resources for review – DNR staff have expressed no concerns with the proposal.

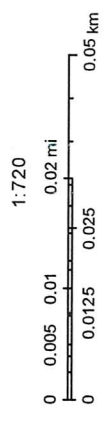
In the event that the CUP is approved and the project proceeds to the development phase, additional details pertaining to site grading, storm water drainage, landscaping, access and off-street parking must be submitted for review and approval. Documents for the *Home Owners Association* will also need to be filed with the City when available.

**REQUESTED COUNCIL ACTION.**

Staff requests approval of the CUP pursuant to the accompanying Resolution as recommended by the Planning Commission.

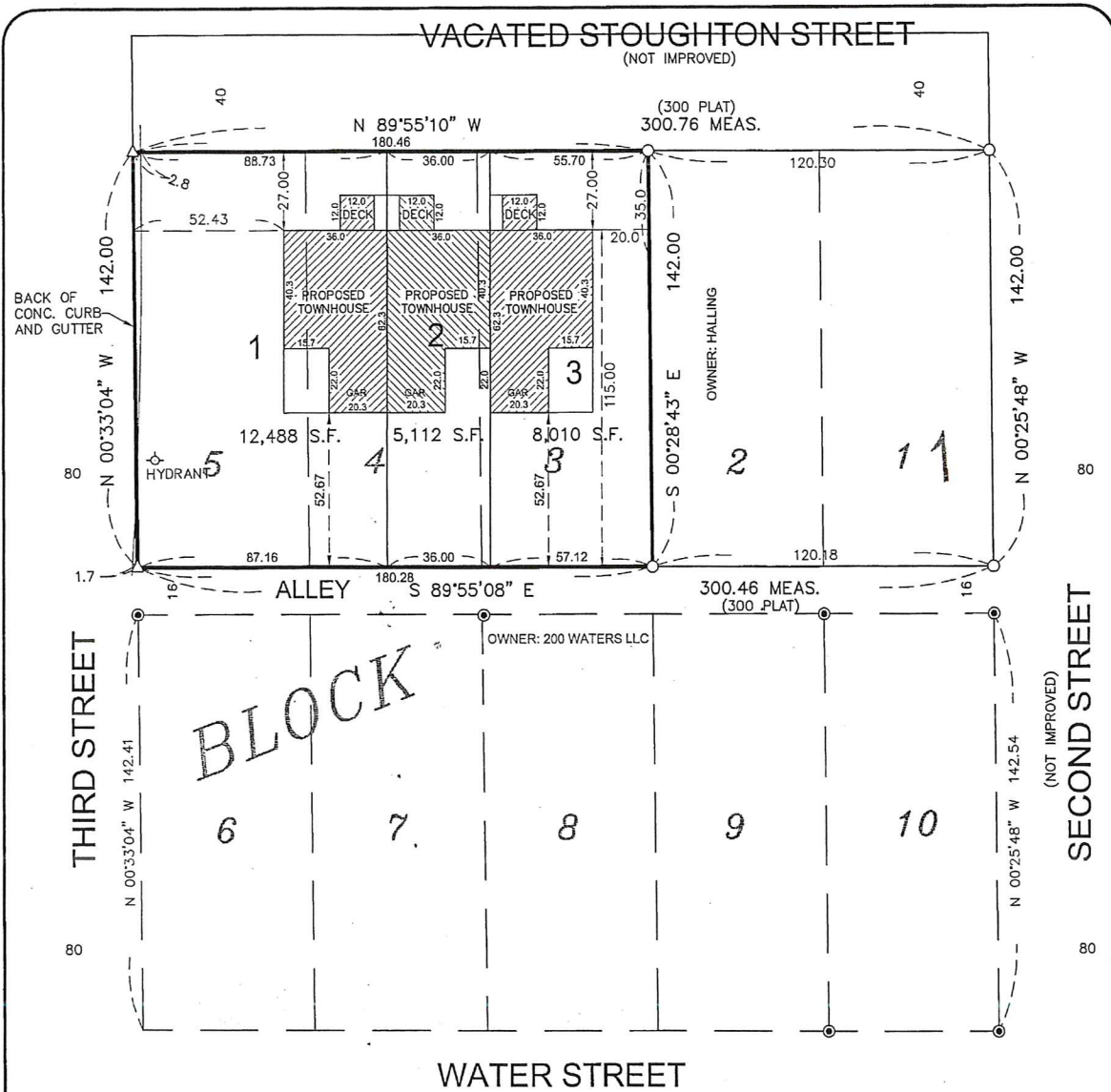


# Althoff Triplex



- March 9, 2017
- Roads 9,600
  - Township or Other Roads
- County Roads 1,200
  - County Roads - Gravel
  - County Roads - Paved
- Major Roads 1,200
  - US Highway
  - State Highway
- Roads 1,200
  - Township or Other Roads
  - ESRI Major Roads





#### PROPERTY DESCRIPTION

The southerly 115 feet of Lots 3, 4 and 5, Block 1, Original Plat of the City of Cannon Falls, Goodhue County, Minnesota.

AND

The northerly 27 feet of Lots 3, 4 and 5, Block 1, Original Plat of the City of Cannon Falls, Goodhue County, Minnesota.

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 48634.
- DENOTES FOUND IRON MONUMENT.
- △ DENOTES A SET MAG NAIL



**PROPOSED TOWNHOUSE PLAT  
FOR: JIM ALTHOFF**



**JOHNSON & SCOFIELD INC.  
SURVEYING AND ENGINEERING**

1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033  
(651) 438-0000

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Mitchell A. Scofield*  
Mitchell A. Scofield

Minnesota License No. 48634  
Date: 9/9/2016

Revised: 1/3/2017

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	16-682	S-6381	

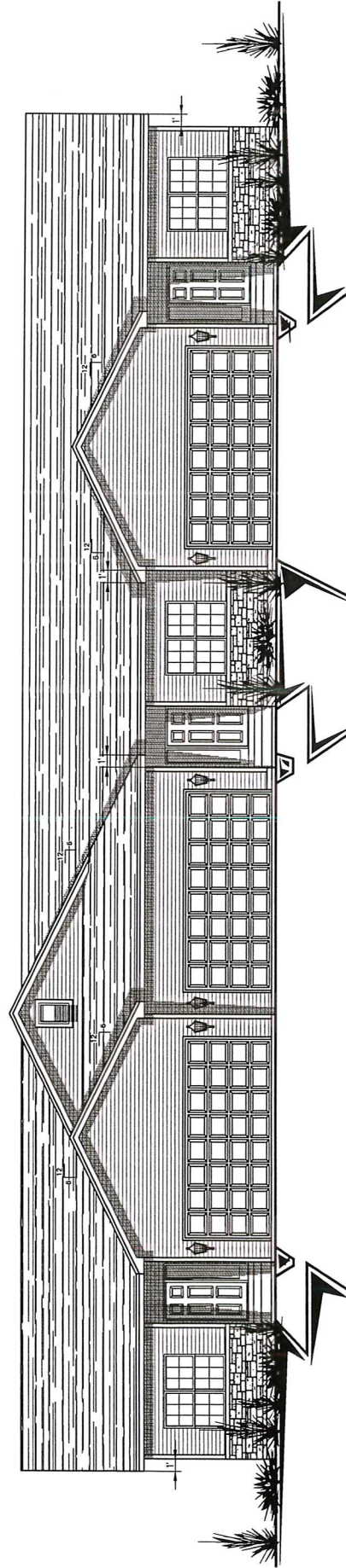
Dimensions, notes, details and conformation to all local codes are to be verified by owner and contractor prior to the start of construction. Phillips Planning, Inc. will assume no responsibility for same after commencement of construction.

REVISIONS


JIM ALTHOFF



PHILLIPS PLANNING, INC.  
1000 BAYVIEW COURT  
BAYVIEW, MI 48104  
734.466.1234  
www.phillipsplanning.com

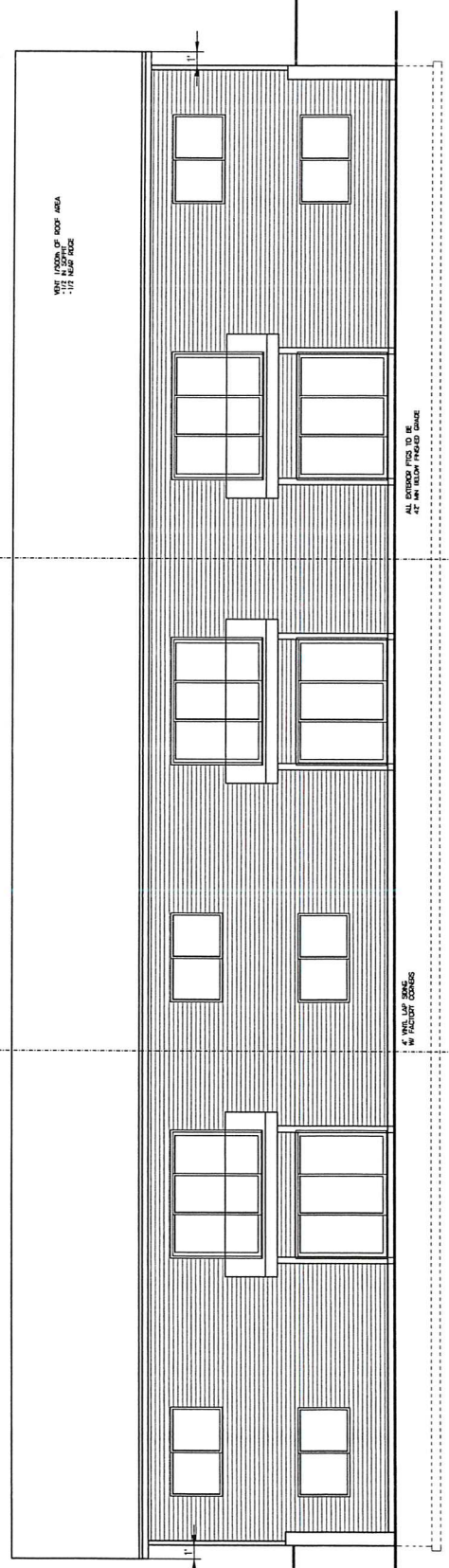
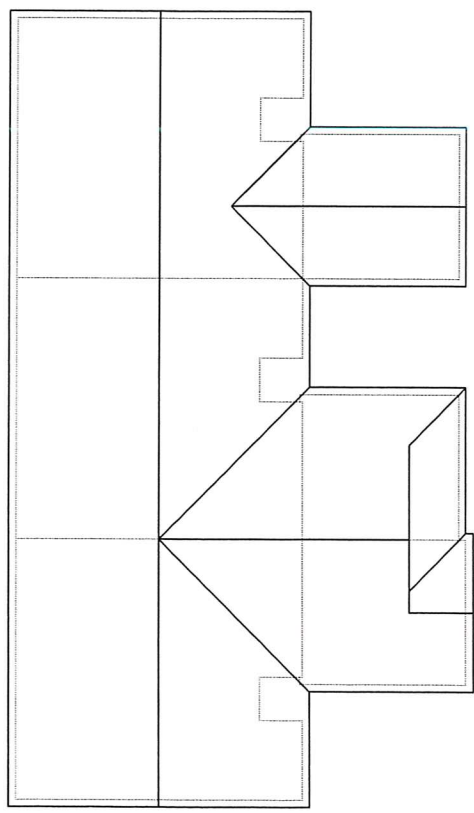
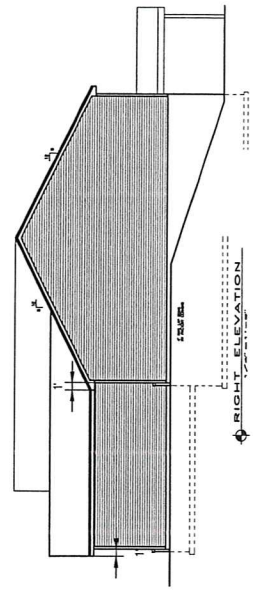
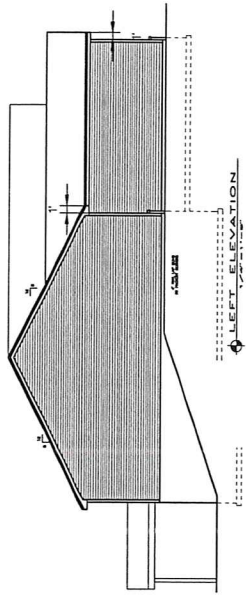


NOTES:  
4" VINYL LAP SIDING W/ FACTORY CORNERS.  
SHUTTERS TO MATCH WINDOW GRIDS AS SHOWN.  
STEEL PANEL GARAGE DOORS.

FRONT ELEVATION



and contractor prior to the start of construction.  
 Phillips Planning, Inc. will assume no responsibility  
 for same after commencement of construction.







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

**RESOLUTION NUMBER 2266**

**CONDITIONAL USE PERMIT FOR ALTHOFF TRIPLEX**

**WHEREAS**, Jim and Deborah Althoff have made application for a Conditional Use Permit (“CUP”) to allow a triplex to be constructed at 625 Third Street North (PID’s 52.100.0030; 52.100.0020; and 52.100.4041) as regulated by Section 152.543 (D) of the Zoning Ordinance; and

**WHEREAS**, the Planning Commission conducted a public hearing on March 13, 2017 to accept testimony relating to the application; and

**WHEREAS**, the Planning Commission finds that: (a) the proposed land use is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) the proposed land use is in harmony with the general purpose and intent of the Zoning Code, is consistent with the Comprehensive Plan and will not alter the essential character of the locality; (c) the town home development is designed to conform with applicable performance standards; (d) municipal utilities are available to accommodate the proposed project; (e) Third Street North provides sufficient access to the site to serve the proposed land use; and (f) the proposed project will comply with applicable standards required for development within the Shoreland/Cannon Recreational River Districts; and

**WHEREAS**, the Cannon Falls Planning Commission recommends to the Cannon Falls City Council that the application for the CUP 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 is approved subject to compliance with applicable requirements of the Building Code and Zoning Ordinance including site grading, storm water drainage, landscaping, access and off-street parking.

Adopted by the City Council of Cannon Falls this 21st day of March, 2017.

City of Cannon Falls

\_\_\_\_\_  
Lyman M. Robinson, Mayor

Attest: \_\_\_\_\_  
Ronald S. Johnson, City Administrator