

TO: Cannon Falls City Council
FROM: Neil Jensen, City Administrator
SUBJECT: Rezone and Planned Unit Development Stage for Keller Baartman 79-Unit Apartment Complex at 415 Hickory Drive
DATE: September 21, 2021

BACKGROUND

A Planning Commission meeting was held Monday, September 13, 2021 to discuss a Rezone and Planned Unit Development Stage for Keller Baartman 79-unit apartment complex at 415 Hickory Drive.

Process

Procedurally this project is fairly complex. It involves multiple approvals – TIF, Rezone, PUD – going through multiple entities – EDA, Planning Commission, City Council. The EDA is responsible for the TIF process and approvals. The Planning Commission and City Council are responsible for the Rezone and PUD process and approvals. Since the completion of the Concept Plan, the project is in the development plan stage where the detailed plans are reviewed. The third and final step is the consideration of the final plan and approval of the rezoning ordinance.

The ordinance included in the packet is for its First Reading. It will be presented to the Council with approval of the final plan for the second reading and final approval.

At each step, the developer presents the required information, staff reviews the information and provides a report for the Planning Commission, the Planning Commission considers the matter and makes a recommendation to the Council, and then the Council reviews and makes a final decision.

Project Details

This lot is currently zoned *B-2 General Business District*, PID #527300010.

The apartment complex will include 79 units with a mix of efficiency (24 units), 1 bedroom (33 units), 2 bedroom (19 units), and 3 bedroom (3 units). 143 parking spaces (56 covered parking; 4 ADA designated), which allows for 1.81 spaces per dwelling unit.

The first floor will have covered parking, office, lounge, community room, fitness room, mail/package area, computer room, meeting room and 2 dwelling units. The second floor will have 25 units, and the third and fourth floors will have 26 units each. Outdoor space will include a grilling area, dog park and patio area.

One-bedroom units will consist of 42% of the unit mix, followed by 30% efficiency, 24% two-bedroom, and 4% will be three-bedroom. The efficiency units will start at 480 sq. ft.

The following exhibits are enclosed to further describe the proposal:

1. Development Application from Andy Baartman of Keller-Baartman
2. McCannonball Subdivision Plat
3. Concept site plan
 - a. Parking
 - b. Floor Plan/Unit Mix
 - c. Elevation
4. R-4 Zoning Ordinance
5. Planned Unit Development Ordinance
6. 1 Full Color Photo of Cannonball Apartments
7. Neighboring City Maps Showing Apartment Placements
8. City GIS Map Showing Possible Open Space
9. Cannon Falls Comprehensive Plan Sections
10. Letter of Support from McDonalds USA, LLC
11. Letter of Support from Cannon Falls Economic Incentives Inc.
12. G-Cubed Engineering, Surveying, Planning Site Report
13. WHKS Engineering Report

Requested Waivers

The developer is pursuing a rezone of the property to R4 and using the PUD process in order to seek exceptions to the R4 zoning regulations. The following are the requested exceptions:

79 Units

- 24 Studios (30%) 10 units at \$875.00; 14 units at \$825 (*R-4 Ordinance requires no more than 10% studios*)
- 33 1 BR (42%) 17 units at \$1175; 16 units at \$1125
- 19 2 BR (24%) 13 units at \$1275; 6 units at \$1200
- 3 3 BR (4%) 3 units at \$1325

Floor Area

<u>Unit Type</u>	<u>KB</u>	<u>City Code</u>
Studio	480-534 sq. ft.	<i>500 sq. ft.</i>
1 BR	715-972 sq. ft.	<i>700 sq. ft.</i>
2 BR	1184-1200 sq. ft.	<i>800 sq. ft.</i>
3 BR	1200+	<i>880 sq. ft.</i>

Height

4 stories, 57' 4 ¾" tall (*Ordinance for R-4 is 3 stories*)

Parking

143 Spaces: 56 indoor; 87 outdoor; 5 ADA

1.81 spaces per unit (*Ordinance states 2.25 per unit*)

§ 152.566 DEVELOPMENT DENSITY.

The maximum development density shall be determined by the following lot area per unit standards.

Elderly senior housing	1,000 square feet per unit
Multiple-family dwellings	2,500 square feet per unit
Townhouse, quadraminium	4,000 square feet per unit

(Prior Code, § 11-56-7) (Ord. 258, passed 5-4-2006)

Proposal is for 79 units. 79 x 2,500 sq. ft. = lot area of 197,750 sq. ft. to meet code. (This would equal 4.539 or 4.54 acres at 43,560 sq. ft. per acre).

Actual lot size will be 132,609 square feet for 79 units, 1678.6 sq.ft. per unit

Traffic Study: Goodhue County will determine if a traffic study is warranted.

Planning Commission Review:

The Planning Commission held a public hearing to consider the project on September 13, 2021. Multiple members of the public spoke, several letters were included in the record, and the Planning Commission discussed the project. The following is a summary of the feedback from the public as well as the Planning Commission discussion. In red is information that was either in the Planning Commission packet or was verbally presented to the Planning Commission at the September 13 meeting.

Negative Feedback/Concerns

- Too much extra traffic, high speeds may create safety issues *The proposed building is 79 units which is anticipated to produce an additional 553 trips per day. The estimated trips for a truck stop similar to what used to exist on the property is 1280 trips per day. In 2019 a MnDOT study found that there were approximately 6,200 trips per day on 4th Street. Whether a traffic study is required will be determined by Goodhue County.*
- Not enough parking, no overflow/guest parking included *The required 2.25 and the proposed 1.81 parking spaces per unit does include overflow/guest parking. The City Code requires 2.25 parking spaces per unit. The City Code also requires no more than 10% studio units, while the proposed project has 30% studio units. The building is proposed to include 24 studios, 33 one bedrooms, 19 two bedrooms and 3 three bedrooms. The expected population of the unit is 150 total residents. There are 143 parking spaces proposed.*
- Neighboring property taxes will increase *The project is proposing to use Business Subsidies and TIF (already approved by the EDA on July 1, 2021). The parcel in question is the only one in the TIF district. Neighboring property taxes will not be directly affected.*
- Schools will lose tax money to the project *The school will not lose tax money due to the project. TIF uses the “increment” which is the increase in taxes due to the project. The taxes on the current value of the property will continue to be distributed as it has been to the school, City and County. The taxes on the increase in market value will be used for the project on a pay as you go*

basis (the project will pay the annual increased taxes and the taxes will be used by the City to pay expenses such as land acquisition, improvement costs, and administrative costs). Once the TIF district expires, the extra taxes will be divided among the school, City and County as with all other taxes collected.

- Nowhere for kids to play, not sufficient open space, no sidewalks/trails to park/downtown No sidewalks/trails are proposed because there are no public sidewalks/trails to connect to. There is room for future sidewalk/trails on the property if the City were to extend sidewalks/trails to the property. The project proposes green space, a grill area and a dog park adjacent to the parking areas on the lot. The project does reduce the impervious surface on the lot by more than 30%.
- Impact on nearby businesses as a result of residents being upset with noise/view
- Poor location for this use, commercial area with no access to downtown or open space These units are often placed in commercial areas – in Zumbrota a similar unit is located by a grocery store, bank and hair salon; in Red Wing a similar unit is located by a hospital and Walmart; in Pine Island a similar unit is located on Main Street by the DVS; in Hastings a similar unit is located by a restaurant, retail building and the USPS; in Rosemount a similar unit is located by a Culvers, Rosemount Saw and tool and Minnoco.
- Spot zoning It was explained to the Planning Commission that the League of Minnesota Cities defines Spot Zoning as having no supporting rational basis, establishes a use classification inconsistent with the surrounding uses, and dramatically reduces the value for the uses of the property or the abutting property. Spot Zoning results in a total destruction or substantial diminution of the value of the property.
- Pollution from Highway 52 semi traffic Underground issues from truck stop The underground tanks from the Cannonball Truck stop have been removed. A Phase 1 Site Assessment was completed by ATC. ATC located “no evidence of recognized environmental conditions” in connection with the parcel. A Pre-construction Response Action Plan was also conducted in July 2021. In August, the property was registered with MPCA Brownfield Program.
- Punishing lower income individuals The units are not Section 8 housing, they are moderate to low income market rate apartments. The TIF district requires that the property must satisfy the income requirements of a “qualified residential rental project” as defined by the IRS. The EDA determined that the affordable units would not be possible except for the use of TIF.
- City selling property cheap effects other property being sold in the City The sale price of the property is \$150,000.
- City can ask for Hwy 52 access to be reopened every 4 years
- Firefighter concerned about unit
- Not in compliance with Comprehensive Plan The Planning Commission was informed that the City’s Comprehensive Plan was adopted in 2003. The property is guided Highway Commercial. Highway Oriented Use is defined as a commercial district that serves Highway 52 travelers and provides for larger scale uses that are incompatible with the City’s other commercial uses. The Planning Commission was informed that due to the date of the Comprehensive Plan and the change in access to Highway 52 the Plan may no longer be appropriate. Chapter 3 of the Comprehensive Plan identifies a need for moderate and market rate rental units. At the time of the Comprehensive Plan there were just 43 units with an estimated existing demand for 71 units and an expected demand for an additional 52 units by 2006.
- Easements not sufficient The project is conditioned on an acceptable easement with McDonalds. The public easements are not affected.
- Exceptions are inconsistent with recent variance refusal The project is not new construction, it is an infill redevelopment which must accommodate the existing streets, lot lines, and buildings.

Positive Feedback

- Need low/moderate income housing in Cannon Falls **See 2020 Maxfield Study and Comprehensive Plan.**
- Land has been unused for many years **Land has been vacant/unused since 2014.**
- Planned for retail when the access to Hwy 52 was there; when the access moved makes sense that the use would change
- City should not be in the business of guaranteeing access to parks/backyards/open spaces
- Similar complexes generally have few kids
- Project will benefit the south end businesses impacted by the Hwy 52 access moving and may be a catalyst for future growth

Neighbors:

- Triangle Auto – opposed
- McDonalds – supports
- Subway – supports
- Best Buy Liquor – supports
- Speedway – no comments
- Countryside Implements/Frontier Ag & Turf - opposed

Planning Commission Discussion – the Planning Commission discussion centered around the concerns that the rezoning was not in compliance with the Comprehensive Plan, that there was no rational basis for the rezone, that the use is not compatible with the surrounding uses, that the rezone would be spot zoning and that there is nothing unique about the lot that would support granting the requested exceptions. There was a motion to recommend approval of the project to the City Council. That vote failed 4-2.

REQUESTED COUNCIL ACTION

City Council is being asked to adopt a Resolution to approve the Rezone & Planned Unit Development Stage with the exceptions listed or as modified. The attached ordinance is on the agenda for the first reading. The second reading and final approval will be presented with the final approval for the project.

***** Standard for Review: When a city considers a rezoning request it is using its legislative (lawmaking) authority and has significant discretion. When courts review a city's rezoning decision the courts apply a "rational basis standard". The city's decision must: serve a legitimate public purpose and there must be a rational basis for the city to believe the decision will further that purpose.***



DEVELOPMENT APPLICATION

918 River Road, Cannon Falls, MN 55009 | 507-263-9308

SUBJECT TO STAFF REVIEW

Street Location of Property: 415 Hickory Dr.

Legal Description of Property: _____

Owner of Record: Name: City of Cannon Falls-EDA

Daytime Phone: 507-263-9304

Address: 918 River Rd

Cannon Falls, MN 55009

E-Mail Address: njensen@cannonfallsmn.gov

Applicant (if other than owner)

Name: Keller-Baartman Properties XIV, LLC Andy Baartman

Daytime Phone: 651-301-5103

Address: P.O. Box 31

Red Wing, MN 55066

E-Mail Address: andy@kbproperties.org

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

Request:	Conditional Use Permit	Rezoning/Ordinance Text Amendment
	Subdivision	Variance
	Concept	Interim Use Permit
	Preliminary Plat	Amendment
	Final Plat	LCUP/PUD
	Administrative	Site Plan Review
	Administrative Permit	Special Home Occupation
	Vacation	Annexation Petition
	Comp Plan Amendment	Appeal
	Other	

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 7/26/21

Date Submission Deemed to be Complete: _____

Give detailed description of project and reason for conditional use or variance, if applicable:

Planned Unit Development w/
CLUP & re-zone for a
179 unit apartment complex
in the McCann Ball lot.

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:

Property Owner

Date: _____

Applicant (if not the Property Owner)

Date: 7-26-21

FOR CITY USE ONLY

Date Application Filed: 7/26/21 Basic Fees: 45000

Received By: dk Escrow Deposit: _____

Evidence of Ownership Submitted:	Yes	No	Required
Certified Lot Survey:	Yes	No	Required
Legal Description Adequate:	Yes	No	Required

Date of Planning Commission Meeting: Concept Plan, Mtg 8/9/21,

Recommendation of Planning Commission on: _____ Approve Deny

Recommendation of City Council on: _____ Approve Deny

Subject to following conditions: _____

Public Hearing
9/13/21,
Final Plat
10/11/21



Laura Qualey <laura.qualey@cedausa.com>

CF Project Timeline

Mon, Jul 26, 2021 at 2:45 PM

Andy Baartman <andy@kbproperties.org>
To: Laura Qualey <laura.qualey@cedausa.com>

Laura, please withdraw our original development application from June 9th and re-apply funds of \$450 towards the new development application attached

Thanks

Andy

[Quoted text hidden]

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Andy Baartman
Keller-Baartman Properties
P.O. Box 31
Red Wing, MN 55066
651-301-5103


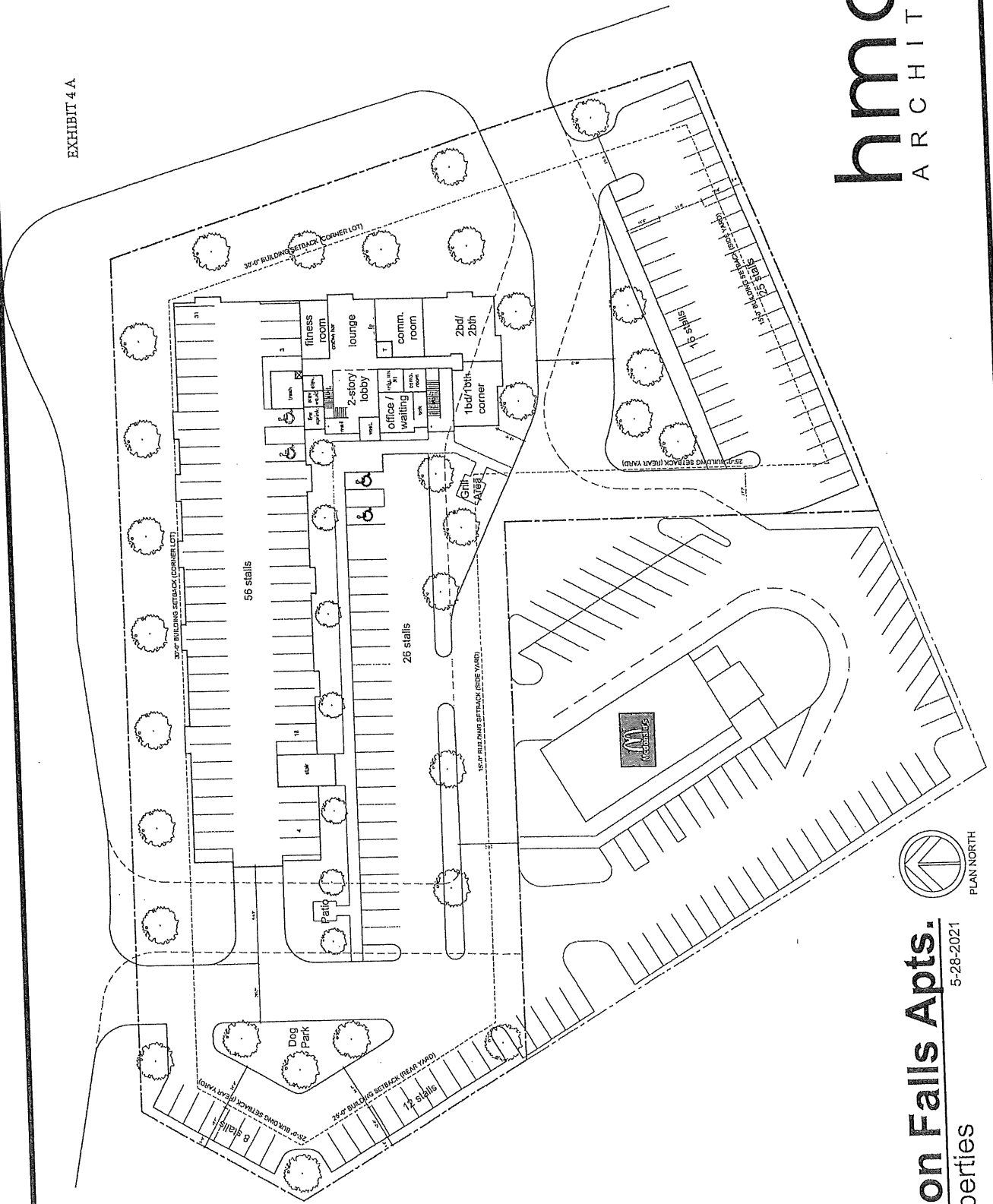
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EXHIBIT 4 A



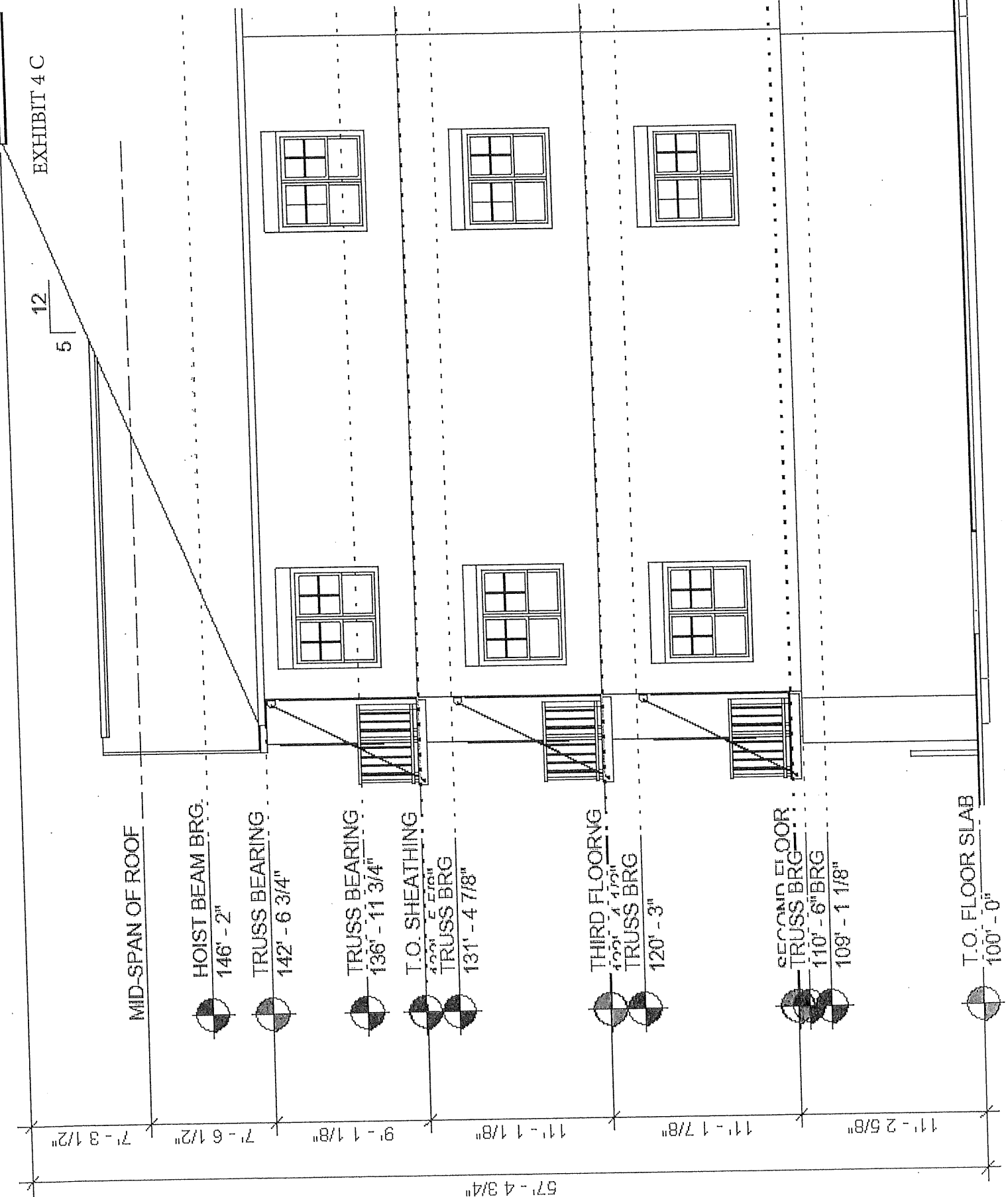
PLAN NORTH

Cannon Falls Apts.

5-28-2021

K-B Properties

12
5



(2) Private drives shall be under the ownership and control of the property owners' association who shall be responsible for the maintenance, repair and replacement of surfacing. The association shall maintain a capital improvement program for the driveways under its ownership.

(3) Provisions for adequate turnaround shall be made at the terminus of all private drives.

(4) Private drives shall include plans and areas for snow storage.

(I) *Guest parking.* At minimum, one-half of guest parking spaces per unit shall be provided in an off-street parking lot or private drive. The design of the off-street parking lot shall conform to requirements of §§ 152.255 through 152.264 of this chapter.

(J) *Landscaping/screening and lighting.* Detailed landscaping/screening and lighting plans shall be provided and implemented pursuant to §§ 152.180 through 152.194 and 152.275 through 152.281 of this chapter.

(K) *Open space/recreational use.* In addition to the park dedication requirements stipulated by the city's subdivision regulations, a minimum of 10% of the gross development project area shall be in usable open space and recreational use for the project residents. These areas shall be specifically designed for both the active and passive use by the project residents and may include swimming pools, trails, nature areas, tot lots, exercise equipment, saunas and the like. The areas and facilities shall be private, except in those cases where the city agrees to assume responsibility for all or a portion of the recreational space.

(L) *Irrigation.* All pervious landscaped areas shall be irrigated subject to plan submission, review and approval by the City Engineer.

(Prior Code, § 11-55-10) (Ord. 258, passed 5-4-2006)

R-4, HIGH DENSITY RESIDENTIAL DISTRICT

§ 152.560 PURPOSE.

The purpose of the R-4, High Density Residential District is to provide for high density housing in multiple-family structures and directly related complementary uses as guided by the Comprehensive Plan. (Prior Code, § 11-56-1) (Ord. 258, passed 5-4-2006)

§ 152.561 PERMITTED USES.

Subject to applicable provisions of this chapter, the following are permitted uses in the R-4 District:

(A) Essential services;

(B) Multiple-family dwellings;

(C) Public parks, playfields, recreational uses and directly related buildings and structures; and

(D) Single-family and two-family dwellings subject to compliance with yard and setback requirements and accessory uses and structure requirements applicable to the R-3 District. (Prior Code, § 11-56-2) (Ord. 258, passed 5-4-2006; Ord. 271, passed 3-15-2007)

§ 152.562 PERMITTED ACCESSORY USES.

Subject to applicable provisions of this chapter, the following are permitted accessory uses in the R-4 District:

(A) Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim and administrative permit in this subchapter, subject to applicable regulation of this chapter;

(B) Fences as regulated by §§ 152.275 through 152.281 of this chapter;

(C) Home offices;

(D) Play and recreational facilities, accessory to an existing permitted use;

(E) Secondary or accessory use antennas as regulated by §§ 152.330 through 152.337 of this chapter; and

(F) Signs as regulated by §§ 152.350 through 152.359 of this chapter. (Prior Code, § 11-56-3) (Ord. 258, passed 5-4-2006)

§ 152.563 CONDITIONAL USES.

Subject to applicable provisions of this chapter, the following are conditional uses in an R-4 District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter:

(A) Elderly (senior citizen) housing provided that:

(1) The provisions of § 152.210(C) of this chapter are being met;

(2) Not more than 20% of the occupants may be persons 55 years of age or under (spouse of a person over 55 years of age or caretakers and the like);

(4) Parking areas are screened and landscaped from view of surrounding and abutting residential districts in compliance with §§ 152.275 through 152.281 of this chapter;

(5) All signing and informational or visual communication devices shall be in compliance with §§ 152.350 through 152.359 of this chapter; and

(6) Usable open space at a minimum of 20% of the gross lot area.

(G) Lodging room establishments provided that:

(1) Lodging room establishments are limited to no more than five lodging rooms with sleeping and living quarters. Each room that provides accommodations approved for sleeping by guests shall be counted as one lodging room. A lodging room must satisfy applicable requirements of the Building Code;

(2) (a) In addition to providing overnight accommodations, lodging room establishments may also provide for small group gatherings of not more than 15 persons for the purpose of hosting social and recreational events such as reunions, educational forums, retreats and for quilting, scrap-booking and other similar activities;

(b) If the capacity of the proposed lodging room establishment, the building or the grounds, is insufficient to accommodate the maximum allowable occupancy of 15 persons, then a lesser number of persons may be approved; and

(c) The owner of an approved lodging room establishment is responsible for notifying the city no less than 72 hours prior to hosting an event that an event will be held. The notification must include a general description of the event itself, the anticipated number of guests and the planned date(s).

(3) The owner of a lodging room establishment may be permitted to sell goods and materials that are related to and required by authorized events, but only to registered guests and participants in the authorized event;

(4) The lodging room establishment may provide cooking facilities only for the exclusive use of registered guests and participants in the authorized event and provided that the preparation of food does not require a permit from the State Department of Health or similar regulatory entity;

(5) One identification sign of no more than four square feet is allowable. The sign must be located on the structure itself and be designed to be consistent with the character and architectural features of the building;

(6) A minimum of one off-street parking space for each lodging room shall be provided on the property, screened and landscaped pursuant to applicable provisions of § 152.279 of this chapter. In the event that five or more off-street parking spaces are provided, the parking area must be screened and landscaped in accordance with applicable provisions of §§ 152.275 through 152.281 of this chapter. In no instance shall any lodging room establishment provide more than seven off-street parking spaces on the property;

Cannon Falls - Land Usage

(A) All residences shall be limited to a maximum building height of three stories or 45 feet, however, building heights in excess of the prescribed standard may be permitted through a conditional use permit, provided that the requirements of § 152.207(A) of this chapter are met.

(B) Dwelling unit floor area shall be governed by § 152.210 of this chapter.

(C) Accessory structures shall be governed by §§ 152.230 through 152.241 of this chapter.
(Prior Code, § 11-56-9) (Ord. 258, passed 5-4-2006)

§ 152.569 COMMON AREAS.

The following minimum requirements shall be observed in the R-4 District governing common areas.

(A) *Ownership.* All common areas within an R-4 development including, but not limited to, open space, wetlands, greenways, drainage ponds, driveways, private drives, parking areas, play areas and the like shall be owned in one of the following manners:

(1) Condominium ownership pursuant to M.S. § 515A.1-106, as it may be amended from time to time; and

(2) Two-family, quadraminium and townhome subdivision common areas shall be owned by the owners of each unit lot, with each owner of a unit having an equal and undivided interest in the common area;

(B) *Homeowners' association.* A homeowners' association shall be established for all townhome developments within the R-4 District, subject to review and approval of the City Attorney, and shall be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of private driveways and other areas owned in common when there is more than one individual property owner having interest within the development.
(Prior Code, § 11-56-10) (Ord. 258, passed 5-4-2006)

§ 152.570 DESIGN AND CONSTRUCTION STANDARDS.

(A) Design and construction standards specified in § 152.208 of this chapter are met.

(B) The exterior of multiple-family dwelling structures shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance. In addition, multiple-family dwelling structures shall comply with the following requirements:

(1) A minimum of 25% of the combined area of all building facades facing a public right-of-way of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone; and

(2) For the purposes of this section, the area of the building facade shall not include area devoted to windows, entrance doors, garage doors or roof areas.
(Prior Code, § 11-56-11) (Ord. 258, passed 5-4-2006)

R-M, SINGLE-FAMILY MANUFACTURED HOME PARK DISTRICT

§ 152.585 PURPOSE.

The purpose of the R-M, Single-Family Manufactured Home Park District is to provide a separate district for manufactured home parks, distinct from other residential uses in areas guided for low density residential land uses by the Comprehensive Plan.
(Prior Code, § 11-57-1) (Ord. 258, passed 5-4-2006)

§ 152.586 PERMITTED USES.

Subject to applicable provisions of this chapter, the following are permitted uses in an R-M District: all permitted uses allowed in the R-1 District.
(Prior Code, § 11-57-2) (Ord. 258, passed 5-4-2006)

§ 152.587 PERMITTED ACCESSORY USES.

Subject to applicable provisions of this chapter, the following are permitted accessory uses in an R-M District: all permitted accessory uses allowed in the R-1 District with the following exceptions:

(A) Boarding or renting of rooms to not more than two individuals per dwelling unit; and

(B) Daycare facilities serving 12 or fewer persons in a single-family detached dwelling.
(Prior Code, § 11-57-3) (Ord. 258, passed 5-4-2006)

§ 152.588 CONDITIONAL USES.

Subject to applicable provisions of this chapter, the following are conditional uses in an R-M District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter:

PLANNED UNIT DEVELOPMENT PROCEDURES

§ 152.150 PURPOSE.

This subchapter is established to provide comprehensive procedures and standards designed for both district and conditional use permit planned unit development to allow the development of neighborhoods or portions thereof incorporating a variety of residential types and nonresidential uses. Recognizing that traditional density, bulk, setbacks, use and subdivision regulations which may be useful in protecting the character of substantially developed areas, may not be appropriate to control development in less developed areas. The PUD, by allowing deviation from the strict provisions of this chapter related to setbacks, heights, lot area, width and depths, yards and the like by conditional use permit or a mixture of uses by rezoning to a PUD District, is intended to encourage:

(A) A development pattern in harmony with the objectives of the Comprehensive Plan;

(B) Innovations in development that address growing demands for all styles of economic expansion, greater variety in type, design, architectural standards and siting of structures through the conservation and more efficient use of land in those developments;

(C) Higher standards of site and building design through the use of trained and experienced land planners, architects and landscape architects;

(D) The preservation and enhancement of desirable site characteristics such as environmentally sensitive areas, existing vegetation, natural topography, greenway corridors, open space, geologic features and the prevention of soil erosion;

(E) A creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other;

(F) More convenience in location of accessory commercial and service areas;

(G) An efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments; and

(H) Promotion of a desirable and creative environment that might be prevented through the strict application of city zoning and subdivision regulations.

(Prior Code, § 11-10-1) (Ord. 258, passed 5-4-2006)

§ 152.151 PUD TYPES.

(A) *Conditional use permit.* Planned unit developments allow for design flexibility related to density, setbacks, building heights, lot area, lot width and the like. However, the range of uses allowed in a conditional use planned unit development is limited to those uses allowed in the base zoning district.

(B) *Planned unit development zoning.* A mixed use planned unit development that may include land uses from a variety of zoning districts must utilize the PUD Zoning District.

(Prior Code, § 11-10-2) (Ord. 258, passed 5-4-2006)

§ 152.152 GENERAL REQUIREMENTS AND STANDARDS FOR A PUD.

(A) *Ownership.* An application for PUD approval shall be filed by the landowner or jointly by all landowners of the property included in a project. The application and all submissions shall be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved PUD shall be binding on all owners.

(B) *Comprehensive Plan consistency.* The proposed PUD shall be consistent with the City Comprehensive Plan.

(C) *Public or common open space.* Public or common open space at least sufficient to meet the minimum requirements established in this chapter and the complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD.

(D) *Operating and maintenance requirements for PUD common open space/facilities.* Whenever common open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to assure the continued operation and maintenance of the open space and service facilities to a predetermined reasonable standard. Common open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council:

(1) Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication;

(2) Landlord control, where only use by tenants is anticipated; and

(3) Property owners association, provided all of the following conditions are met.

(a) *Declaration.* Prior to the use or occupancy or sale or the execution of controls for sale of an individual building unit, parcel, tracts, townhouse, apartment or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document as specified by the State Common Interest Ownership Act set out in M.S. Chapter

§ 152.207 BUILDING HEIGHT.

(A) No structure shall exceed the maximum height requirement of the applicable zoning district provisions except by conditional use permit and provided that:

- (1) The site is capable of accommodating the increased intensity of use;
- (2) The increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets;
- (3) Public utilities and services are adequate;
- (4) For each additional story over three stories or for each additional ten feet above 35 feet, front and side yard setback requirements shall be increased by 5%; and
- (5) The performance standards and criteria of §§ 152.070 through 152.074 of this chapter are considered and satisfied.

(B) The building height limits established herein for districts shall not apply to the following:

- (1) Agricultural buildings on farm properties;
- (2) Antenna support structures as regulated by §§ 152.330 through 152.337 of this chapter;
- (3) Belfries;
- (4) Chimneys or flues;
- (5) Church spires;
- (6) Cooling towers;
- (7) Cupolas and domes which do not contain usable space;
- (8) Elevator penthouses;
- (9) Flagpoles;
- (10) Monuments;
- (11) Necessary mechanical and electrical appurtenances;
- (12) Parapet walls extending not more than three feet above the limiting height of the building;
- (13) Poles, towers and other structures for essential services; and
- (14) Wind energy conversion system towers.

(Prior Code, § 11-17-3) (Ord. 258, passed 5-4-2006)

§ 152.208 BUILDING TYPE AND CONSTRUCTION.

(A) *General provisions.*

(1) *Architectural and aesthetic compatibility.* Buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the community's public health, safety and general welfare.

(2) *Exterior building finishes.*

(a) *Residential uses.* The primary exterior building facade finishes for residential uses shall consist of materials comparable in grade to the following:

1. Brick;
2. Concrete composite board;
3. Stone (natural or artificial);
4. Integral colored split face (rock face) concrete block;
5. Wood, natural or composite, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood or cypress;
6. Stucco (natural or artificial)/EIFS (exterior insulated finish system); and
7. Vinyl, steel, aluminum.

(b) *Commercial.* The primary exterior building facade finishes for commercial uses shall consist of materials comparable in grade to the following:

1. Brick;

2. Concrete composite board;
3. Stone (natural or artificial);
4. Cast in place concrete or precast concrete panels;
5. Integral colored split face (rock face) concrete block;
6. Wood, natural or composite, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood or cypress;
7. Glass curtain wall panels;
8. Stucco (natural or artificial)/EIFS (exterior insulated finish system); and
9. Steel or aluminum siding.

(c) *Commercial (Historic Downtown Overlay District)*. Exterior building facade finishes for commercial buildings within the Historic District shall be compatible with the city downtown design standards as described in section shall be consistent with the standards illustrated in §§ 152.720 through 152.730 of this chapter.

(d) *Industrial*. The primary exterior building facade finishes for industrial and institutional uses shall consist of materials comparable in grade to the following:

1. Brick;
2. Concrete composite board;
3. Stone (natural or artificial);
4. Cast in place concrete or precast concrete panels;
5. Integral colored split face (rock face) concrete block;
6. Wood, natural or composite, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood or cypress;
7. Glass curtain wall panels;
8. Stucco (natural or artificial)/EIFS (exterior insulated finish system); and
9. Steel or aluminum siding.

(e) *Building foundations*. Building foundations not exceeding two feet and other portions of a building's facade need not comply with the requirements for the primary facade treatment or materials.

(B) *Industrial districts*.

(1) In all industrial zoned districts, all buildings constructed of curtain wall panels of finished steel, aluminum or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete cast in place or precast concrete panels on wall surfaces abutting public rights-of-way, a residential zoning district or public areas.

(2) The required wall surface treatment may allow a maximum of 50% of the metal or fiberglass wall to remain exposed if it is coordinated into the architectural design and is similar to the building frontage.

(C) *Exceptions*. Exceptions to the provisions of this section may be granted as a conditional use permit by the City Council, provided that:

- (1) The proposed building maintains the quality intended by this chapter;
- (2) The proposed building is compatible and in harmony with other structures within the district; and
- (3) The provisions of §§ 152.070 through 152.074 of this chapter are considered and satisfied.

(Prior Code, § 11-17-4) (Ord. 258, passed 5-4-2006)

§ 152.210 MINIMUM FLOOR AREA PER DWELLING UNIT.

(A) *Single-family dwelling units*. Except as otherwise specified in the zoning district provisions, or except as allowed by conditional use permit based upon justifiable cause, single-family homes as classified below shall have the following minimum floor areas per unit.

1 and 2 bedroom	960 square feet above grade
3 bedrooms or more	1,040 square feet above grade

(B) *Multiple-dwelling units*. Except as otherwise specified in zoning district provisions, or except as allowed by conditional use permit based upon justifiable cause, living units classified as multiple-dwelling (excepting elderly housing)

shall have the following minimum floor areas per unit.

Efficiency units	500 square feet
1 bedroom units	700 square feet
2 bedroom units	800 square feet
More than 2 bedroom units	An additional 80 square feet for each additional bedroom

(C) *Elderly (senior citizen) housing.* Except as otherwise specified in the zoning district provisions, or except as allowed by conditional use permit based upon justifiable cause, living units classified as elderly (senior citizen) housing units shall have the following minimum floor areas per unit.

Efficiency units	440 square feet
1 bedroom	520 square feet
More than 1 bedroom units	An additional 80 square feet for each additional bedroom

(D) *Two-family dwelling units, quadraminiums and townhouses.* Except as otherwise specified in the zoning district provisions, or except as allowed by conditional use permit based upon justifiable cause, two-family, quadraminiums, manor homes and townhouses, as classified below, shall have the minimum floor area per unit as follows.

Two-family	650 square feet first floor above grade, plus 100 additional square feet for each bedroom
Quadraminiums, manor homes and townhouses	600 square feet first floor above grade, plus 100 additional square feet for each bedroom

(Prior Code, § 11-17-6) (Ord. 258, passed 5-4-2006)

§ 152.211 EFFICIENCY APARTMENTS.

Except for elderly (senior citizen) housing, the number of efficiency apartments in multiple-family dwellings shall not exceed one unit or 10% of the total number of dwelling units in the building, whichever is greater. In the case of elderly (senior citizen) housing, efficiency apartments shall not exceed 30% of the total number of apartments.

(Prior Code, § 11-17-7) (Ord. 258, passed 5-4-2006)

(F) *Density*. The maximum allowable density in a PUD shall be determined by reference to the Comprehensive Plan. Within that limit, the exact density allowable shall be determined by standards agreed upon between the applicant and the city. Whenever any PUD is to be developed in stages, no stage shall, when averaged with all previously completed stages, have a residential density that exceeds 100% of the proposed residential density of the entire PUD, unless this provision is explicitly modified in the planned unit development/developer's agreement approved by the City Council.

(G) *Utilities*. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground within a joint trench, whenever possible.

(H) *Utility connections*.

(1) *Water connections*. Where more than one property is served from the same service line, a shut off valve must be located in a way that each unit's service may be shut off by the city, in addition to the normally supplied shut off at the street.

(2) *Sewer connections*. Where more than one unit is served by a sanitary sewer lateral which exceeds 400 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

(I) *Roadways*. All public streets shall conform to the design standards contained in the city subdivision regulations, as may be amended.

(J) *Landscaping*. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the final plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure(s) and the overall scheme of the PUD plan. Common landscaped open space exclusive of natural habitat areas shall be irrigated.

(K) *Development agreement*. Prior to a rezoning or the issuance of a building permit as part of planned unit development, the permit, applicant, builder or developer shall execute and deliver to the City Council a development agreement. The agreement shall detail all use restrictions and required on and off-site improvements conditional to the PUD rezoning or CUP approval. The agreement shall provide for the installation within one year of the off-site and on-site improvements (exclusive of building permit) as approved by the City Council, secured by a cash escrow or letter of credit in an amount and with surety and conditions satisfactory to the city, to insure the city that the improvements will be actually constructed and installed according to specifications and plans approved by the city as expressed in the agreement.

(L) *Setbacks*.

(1) The front and side yard restrictions of the periphery of the planned unit development site at a minimum shall be the same as imposed in the base zoning districts.

(2) No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.

(Prior Code, § 11-10-3) (Ord. 258, passed 5-4-2006)

§ 152.153 PROCEDURE FOR PROCESSING A PLANNED UNIT DEVELOPMENT.

(A) *Stages of PUD*. The processing steps for a PUD are intended to provide for an orderly development and progression of the plan, with the greatest expenditure of developmental funds being made only after the city has had ample opportunity for informed decisions as to the acceptability of the various segments of the whole as the plan affects the public interest. The various steps represent separate applications for purpose of review, compliant with M.S. § 15.99, as it may be amended from time to time, outlined in detail in the following sections:

(1) *Pre-application staff meeting*. Preliminary discussions between the applicant and city staff;

(2) *General concept plan application*. Consideration of overall concept and plan;

(3) *Development stage plan application*. One or more detailed plans as part of the whole final plan; and

(4) *Final plan application*. The summary of the entire concept and each development stage plan in an integrated complete and final plan.

(B) *Pre-application meeting*. Prior to filing of an application for PUD, the applicant of the proposed PUD shall arrange for and attend a city staff meeting. At the pre-application meeting, the applicant shall be prepared to generally describe the proposal for a PUD. The primary purpose of the conference shall be to provide the applicant with an opportunity to gather information and obtain guidance as to the general suitability of the proposal for the area for which it is proposed and its conformity to the provisions of this chapter before incurring substantial expense in the preparation of plans, surveys and other data.

(C) *Neighborhood meeting*. The city may recommend the property owner/applicant hold a neighborhood meeting for informal comment and feedback prior to submitting a formal concept application.

(D) *Application*. The person applying for a planned unit development shall fill out and submit to the Zoning Administrator an official application form together with a fee per the city's fee schedule. The request for planned unit development shall be placed on the agendas of the Planning Commission according to the city's deadline and meeting schedule.

(E) *Planned unit development/rezoning.* Planned unit development/rezoning application shall be posted and advertised in accordance with §§ 152.035 through 152.043 of this chapter at time of development stage PUD.

(F) *Planned unit development/conditional use permit.* Planned unit development/conditional use permit applications shall be posted and advertised in accordance with §§ 152.035 through 152.043 of this chapter at time of development stage PUD.

(G) *Public hearings.* Public hearings shall be held at the PUD development stage.

(H) *General concept plan.*

(1) *Purpose.* The general concept plan provides an opportunity for the applicant to submit a plan to the city showing the basic intent and the general nature of the entire development without incurring substantial cost. This concept plan serves as the basis for public hearing so that the proposal may be publicly considered at an early stage.

(2) *General concept plan submission information.*

(a) *General information.*

1. *Owner.* The landowner's name, address and telephone number and his or her interest in the subject property;
2. *Applicant.* The applicant's name, address and telephone number if different from the landowner. The applicant may designate an agent to be contacted by the city, who may speak for the applicant;
3. *Consultants.* The names and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including attorney, land planner, engineer and surveyor; and
4. *Title of applicant.* Evidence that the applicant has sufficient control over the subject property to effectuate the proposed PUD, including a statement of all legal, beneficial, tenancy and contractual interests held in or affecting the subject property and including an up-to-date certified abstract of title or registered property report and other evidence as the City Attorney may require to show the status of title or control of the subject property.

(b) *Present status of premises and adjacent properties.*

1. *Description.* The address and legal description of the subject property. A survey is required;
2. *Zoning.* The existing zoning classification and present use of the subject property and all lands within 350 feet of the subject property; and
3. *Map.* A single reproducible map or aerial photograph at a scale of not less than one inch equals 100 feet, depicting the existing development of the subject property and all land within 100 feet thereof and showing the precise location of existing streets, property lines, utilities, easements and wetlands.

(c) *Narrative description.* A written statement generally describing the proposed PUD and the market which it is intended to serve, showing its relationship to the city's Comprehensive Plan and how the proposed PUD is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the city.

(d) *Site conditions.*

1. Where deemed necessary by the city, graphic reproductions of the existing site conditions at a scale of one inch equals 100 feet or less shall be submitted and shall contain the following:
 - a. Survey showing lot dimensions and existing easements and utilities;
 - b. Contours; minimum two-foot intervals;
 - c. Location, type and extent of tree cover;
 - d. Slope analysis;
 - e. Location and extent of waterbodies, wetlands and streams and floodplains within 300 feet of the subject property;
 - f. Existing drainage patterns;
 - g. Vistas and significant views; and
 - h. Soil conditions as they affect development.
2. All of the graphics should be the same scale as the final plan to allow easy cross reference. The use of overlays is recommended for clear reference.

(e) *Concept drawing.* Schematic drawing of the proposed development concept including, but not limited to, the general location of major circulation elements, public and common open space, residential and other land uses.

(f) *Number of units.* A statement of the estimated total number of dwelling and/or other units proposed for the PUD and a tabulation of the proposed approximate allocations of land use expressed in acres and as a percent of the total project area, which shall include at least the following:

1. Area devoted to residential uses;
2. Area devoted to residential use by building or structure or use type;
3. Area devoted to common open space;
4. Area devoted to public open space;
5. Approximate area devoted to streets;
6. Approximate area and potential floor area devoted to commercial uses; and
7. Approximate area and potential floor area devoted to industrial or office uses.

(g) *Staged development.* When the PUD is to be constructed in stages during a period of time extending beyond a single construction season, a schedule for the development of stages or units shall be submitted stating the approximate beginning and completion date for each stage or unit and the proportion of the total PUD public or common open space and dwelling units to be provided or constructed during each stage and the overall chronology of development to be followed from stage to stage.

(h) *Common areas.* When the proposed PUD includes provisions for public or common open space or service facilities, a statement describing the provision that is to be made for the care and maintenance of open space or service facilities. If it is proposed that open space be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and bylaws of the entity shall be submitted during the development stage.

(i) *Covenants.* General intent of any restrictive covenants that are to be recorded with respect to property included in the proposed PUD.

(j) *Market feasibility.* Where deemed necessary, a market feasibility study including an analysis of the proposal's economic impact on the city.

(k) *Exclusion of information.* The Planning Commission may excuse an applicant from submitting any specific item of information or document required in this stage, which it finds to be unnecessary to the consideration of the specific proposal for PUD approval.

(l) *Inclusion of information.* The Planning Commission may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD or any aspect or stage thereof.

(3) *Schedule.*

(a) Developer meets with city staff to discuss the proposed development.

(b) Developer submits the necessary data as required in division (H)(2) above at least 30 days prior to Planning Commission meeting.

(c) A technical staff report shall be prepared on the proposed development and distributed to the Planning Commission and the applicant prior to the meeting.

(d) The applicant or a representative thereof shall appear before the Planning Commission in order to answer questions concerning the proposed development.

(e) Planning Commission makes a recommendation to the City Council on the general concept plan.

(f) City Council reviews all recommendations and approves/denies application(s).

(4) *Optional submission of development stage plan.* In cases of single stage PUDs or where the applicant wishes to begin the first stage of a multiple stage PUD immediately, the applicant may, at his or her option, submit development stage plans for the proposed PUD simultaneously with the submission of the general concept plan. In that case, the applicant shall comply with all provisions of the ordinance applicable to submission of the development stage plan. The Planning Commission and City Council shall consider the plans simultaneously and shall grant or deny development stage plan approval in accordance with the provisions of this chapter.

(5) *Effect of concept approval.* PUD concept approval only provides direction for the applicant to proceed to PUD development stage submission. The concept plan approval does not convey any development rights or privileges to the applicants.

(l) *Development stage.* Development stage submissions shall depict and outline the proposed implementation of the PUD general concept stage. Information from the general concept stage may be included for background and to provide a basis for the submitted plan.

(1) *Application.* Requests for PUD development stage as provided within this chapter, shall be filed with the Zoning Administrator on an official application form. The application shall be accompanied by a fee as provided for by the City Council resolution. This fee shall not be refunded. The application shall also be accompanied by ten copies of detailed written and graphic materials fully explaining the proposed change, development or use and a list of affected property owners within 350 feet of the subject property obtained from the current tax rolls provided by the county offices.

(2) *Submission information.* The PUD development stage submission information shall include:

(a) *Zoning required.* Zoning classification required for development stage submission and any other public decisions necessary for implementation of the proposed plan;

(b) *Site plan/preliminary plat.* Drawn to a scale of one inch equals 100 feet or less, containing the following information:

1. *Project name.* Proposed name of the development (which shall not duplicate nor be similar in pronunciation to the name of any plat theretofore recorded in the county where the subject property is situated);

2. *Survey.* Property boundary lines and dimensions of the property and any significant topographical or physical features of the property. An accurate legal description of the entire area within the PUD;

3. *Preliminary plat.* Preliminary plat, if applicable, shall comply with all the performance standards of the city subdivision regulations and this chapter;

4. *Buildings.* The location, size, use and arrangement including height in stories and feet and total square feet of ground area coverage and floor area or proposed buildings and existing buildings which will remain, if any;

5. *Traffic circulation.* Location, dimensions and number of all driveways, entrances, curb cuts, parking stalls, loading spaces and access aisles and all other circulation elements including bike and pedestrian; and the total site coverage of all circulation elements;

6. *Common areas.* Location, designation and total area of all common open space;

7. *Public open space.* Location, designation and total area proposed to be conveyed or dedicated for public open space, including parks, playgrounds, school sites and recreational facilities; and

8. *Locate existing structures.* The location, use and size of structures and other land uses on adjacent properties within 100 feet of the property boundaries.

(c) *Residential tabulation.* A tabulation indicating the number of residential dwelling units by number of bedrooms and expected population/housing profile;

(d) *Areas of use.* A tabulation indicating the approximate gross square footage, if any, of commercial and industrial floor space by type of activity (e.g., drug store, dry cleaning, supermarket);

(e) *Architectural plans.* Preliminary architectural plans indicating use, floor plan, elevations and exterior wall finishes of proposed buildings and architectural guidelines for future development phases;

(f) *Landscape plan.* A detailed landscaping plan including the type, size and quantity of all existing and proposed plantings;

(g) *Grading and drainage plan.* Preliminary grading and drainage plan illustrating changes to existing topography and natural site vegetation. The plan should clearly reflect the site treatment and its conformance with the approved concept plan;

(h) *Erosion control.* A soil erosion control plan clearly illustrating erosion control measures to be used during construction;

(i) *Document changes.* A statement summarizing all changes which have been made in any document, plan data or information previously submitted, together with revised copies of any document, plan or data;

(j) *Preliminary plat.* A preliminary plat conforming to the city subdivision regulations;

(k) *Lighting plan.* A plan illustrating site lighting along with a photometric plan;

(l) *Additional data.* Additional information as the Zoning Administrator, Planning Commission or City Council shall find necessary to a full consideration of the entire proposed PUD or any stage thereof; and

(m) *Excuse for submittal.* The Zoning Administrator may excuse an applicant from submitting any specific item of information or document required in this section which it finds to be unnecessary for the consideration of the specific proposal for PUD approval.

(3) *Schedule/review.*

(a) *Meeting.* The developer meets with city staff to discuss specific development plans.

(b) *Filing of application.* The applicant shall file the development stage application within six months of concept plan review, together with all supporting data and filing fee, as established by City Council ordinance.

(c) *Staff review/technical assistance reports.* Upon receipt of an application for a PUD development stage, the Zoning Administrator shall, when deemed necessary, refer the request to appropriate staff to ensure that informational requirements are complied with. When all informational requirements have been complied with, the request shall be considered officially submitted. Also, when deemed necessary, the Zoning Administrator shall instruct the appropriate staff persons to prepare technical reports and/or provide general assistance in preparing a recommendation on the request to the Planning Commission and City Council.

(d) *Other agency review.* When appropriate, the Zoning Administrator shall forward the PUD development stage application to other special review agencies such as the Department of Natural Resources, soil conservation services, highway departments or other affected agencies.

(e) *Hearing.* The Zoning Administrator, upon verification of a complete application, shall instruct the City Administrator to set a public hearing for the next regular meeting of the Planning Commission. The Planning Commission shall conduct the hearing and make recommendations to the City Council. Notice of the hearing shall be published in the official newspaper at least ten days prior to the hearing and written notification of the hearing shall be mailed at least ten days prior to all owners of land within 350 feet of the boundary of the property in question.

(f) *Failure to receive notice.* Failure of a property owner to receive the notice shall not invalidate any proceedings as set forth within this chapter.

(g) *Request for additional information.* The Planning Commission and city staff shall have the authority to request additional information from the applicant concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant concerning operational factors, the information to be declared necessary to established performance conditions in relation to all pertinent sections of this chapter.

(h) *Appearance.* The applicant or a representative thereof shall appear before the Planning Commission in order to answer questions concerning the proposed development.

(i) *Planning Commission review.* Within 60 days of receiving a complete application, unless extended by the city, the Planning Commission shall review the reports and plans and submit its written report and recommendations to the Council and applicant. The report shall contain the findings of the Planning Commission with respect to the conformity of the development stage plan to the approved general concept plan. Should any changes be found to exist, the Planning Commission shall comment with respect to the merit or lack of merit of any departure of the development stage plan from substantial conformity with the concept plan and with respect to the compliance of the development stage plan with the provisions of this chapter and all other applicable federal, state and local codes and ordinances. If the Planning Commission shall find conformity or any changes merit approval and the Planning Commission shall further find the development stage plan to be in all other respects completed and in compliance with this chapter and other applicable federal, state and local codes and ordinances, it shall recommend denial of approval. If the Planning Commission fails to act within the time specified herein, it shall be deemed to have recommended the plan for approval.

(j) *City Council action.* Within 60 days of receipt of a complete application, unless the review period is extended in accordance with M.S. § 15.99, as it may be amended from time to time, the City Council shall grant approval, resubmit the plan to the Planning Commission for further consideration of specified items or deny approval of the plan.

(k) *PUD agreement.* The Zoning Administrator shall instruct the City Attorney to draw up a PUD agreement which stipulates the specific terms and conditions approved by the City Council and accepted by the applicant. This agreement shall be signed by the Mayor of the city, City Administrator and the applicant within 30 days of City Council approval of the development stage plan. Where the development stage plan is to be resubmitted or denied approval, the City Council action shall be by written report setting forth the reasons for its action. In all cases, a certified copy of the document evidencing City Council action shall be promptly delivered to the applicant by the Zoning Administrator.

(4) *Limitation on development plan approval.* Unless a final plan covering the area designated in the development stage plan as the first stage of the PUD has been filed within six months from the date the City Council grants development stage plan approval, or in any case where the applicant fails to file final plans and to proceed with development in accordance with the provisions of this chapter and/or an approved development stage plan, the approval shall expire. Upon application by the applicant, the City Council may at its discretion extend for not more than six months, the filing deadline for any final plan when, for good cause shown, the extension is necessary. In any case where development plan approval expires, the City Council shall forthwith adopt a resolution repealing the general concept plan approval and the development stage plan approval for that portion of the PUD that has received final plan approval and re-establishing the zoning and other ordinance provisions that would otherwise be applicable.

(J) *Final plan.*

(1) *Purpose.* The final plan is to serve as a complete, thorough and permanent public record of the PUD and the manner in which it is to be developed. It shall incorporate all prior approved plans and all approved modifications thereof resulting from the PUD process. It shall serve in conjunction with other city ordinances as the land use regulation applicable to the PUD. The final plan is intended only to add detail to and to put in final form, the information contained in the general concept plan and the development stage plan and shall conform to the development stage plan in all respects.

(2) *Final plan submission information.* After review of a general concept plan for the PUD and approval of a development stage plan for a section or sections of the proposed PUD, the applicant will submit the following material for review by the city staff prior to issuance of a building permit:

(a) *Recording proof.* Documents establishing the recording of any easement or other documents required by the city prior to the sale of any land or dwelling unit included in the PUD and of the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or common open space or service facility;

(b) *Final plans, structures.* Final architectural drawings of all structures;

(c) *Final engineering plans.* Final engineering plans and specifications for streets, drainage, utilities and other public improvements, together with a development contract providing for the installation of the improvements and financial

guarantees for the completion of the improvements;

(d) *Other plans.* Any other plans, agreements or specifications necessary for the city staff to review the proposed construction. All work shall be in conformance with the Building Code of the city;

(e) *Recording of final plan.* Within 60 days of its approval, the applicant, or at its election, the city shall cause the final plan, or portions thereof as are appropriate, to be recorded with the County Recorder or Registrar of Titles, at the expense of the applicant. Certified copies of all relevant recorded documents shall be furnished to the city;

(f) *Building and other permits.* Except as otherwise expressly provided herein, upon receiving notice from the Zoning Administrator that the approved final plan and development agreement have been recorded, all appropriate officials of the city may issue building and other permits to the applicant for development, construction and other work in the area encompassed by the approved final plan or intermediate development stage plan provided, however, that no permit shall be issued unless the appropriate official is first satisfied that all requirements which are applicable to the permit sought, have been satisfied; and

(g) *Limitation on final plan approval.* Within one year after the approval of a final plan for PUD, or the shorter time as may be established by the approved development schedule, construction shall commence in accordance with the approved plan. Failure to commence construction within the period shall, unless an extension has been granted and hereinafter provided, automatically render void the PUD permit and all approvals of the PUD plan and the area encompassed within the PUD shall thereafter be subject to those provisions of the zoning regulations and other zoning provisions, applicable in the district in which it is located. In that case, the Council shall adopt a resolution repealing the PUD permit and PUD approvals and re-establishing the zoning and other provisions that would otherwise be applicable.

(3) *Schedule.*

(a) Upon approval of the development stage plan and within the time established by division (I)(3) above of this section, the applicant shall file with the Zoning Administrator a final plan consisting of the information and submissions required by division (J)(2) above of this section for the entire PUD or for one or more stages. This application will be considered at the next regularly scheduled Planning Commission meeting.

(b) The findings and recommendations of the Planning Commission shall be forwarded to the City Council for consideration. If the Planning Commission fails to act within the time specified herein, it shall be deemed to have recommended the plan for approval.

(c) Within 60 days of receipt of a complete PUD final plan application, unless the review period is extended in accordance with M.S. § 15.99, as it may be amended from time to time, and receipt of the findings and recommendations of the Planning Commission, the City Council shall grant approval or denial of the request.

(d) The applicant shall cause the final plan, or portions thereof as are appropriate, to be recorded with the County Registrar. The applicant shall provide the city with a signed copy verifying county recording within 40 days of the date of approval.

(4) *Building and other permits.* Except as otherwise expressly provided herein, upon receiving notice from the Zoning Administrator that the approved final plan has been recorded and upon application of the applicant pursuant to the applicable ordinances of the city, all appropriate officials of the city may issue building and other permits to the applicant for development, construction and other work in the area encompassed by the approved final plan provided, however, that no permit shall be issued unless the appropriate official is first satisfied that the requirements of all codes and ordinances in which are applicable to the permit sought, have been satisfied.

(5) *Limitation on final plan approval.* Within one year after the approval of a final plan for PUD, or shorter time as may be established by the approved development schedule, construction shall commence in accordance with the approved plan. Failure to commence construction within the period shall, unless an extension has been granted and hereinafter provided, automatically render void the PUD permit and all approvals of the PUD plan and the area encompassed within the PUD shall thereafter be subject to those provisions of the zoning regulations and other ordinances, applicable in the district in which it is located. In that case, the City Council shall forthwith adopt an ordinance repealing the PUD permit and all PUD approvals and re-establishing the zoning and other ordinance provisions that would otherwise be applicable. The time limit established by this section may, at the discretion of the City Council, be extended for not more than one year by ordinance or resolution duly adopted.

(6) *Inspections during development.*

(a) *Compliance with overall plan.* Following final plan approval of a PUD, or a stage thereof, the Zoning Administrator shall, at least annually until the completion of development, review all permits issued and construction undertaken and compare actual development within the approved development schedule.

(b) *City Council notification.* If the Zoning Administrator finds that development is not proceeding in accordance with the approved schedule, or that it fails in any other respect to comply with the PUD plans as finally approved, he or she shall immediately notify the City Council. Within 30 days of the notice, the City Council shall either by ordinance revoke the PUD permit, and the land shall thereafter be governed by the regulations applicable in the district in which it is located; or shall take steps as it deems necessary to compel compliance with the final plans as approved; or shall require the landowner or applicant to seek an amendment of the final plan.

(Prior Code, § 11-10-4) (Ord. 258, passed 5-4-2006)

ADMINISTRATION; GENERAL

§ 152.037 APPLICATION PROCEDURE.

An application for a zoning ordinance text or map amendment, conditional use permit, interim use permit, variance and/or site plan review shall be processed in accordance with the following procedure.

(A) *Timeline.* Pursuant to M.S. § 15.99, as it may be amended from time to time, an application for an amendment shall be approved or denied within 60 days from the date of its official and complete submission unless extended by the city pursuant to statute or a time waiver is granted by the applicant.

(B) *Application.* Applications shall be filed with the Zoning Administrator on an official application form of the city, accompanied by a fee as established by City Council resolution. The application shall also be accompanied by detailed written and graphic materials fully explaining the proposed change, development or use. The number of copies to be provided and any additional data shall be determined by the Zoning Administrator. Applications shall be complete before they are accepted. A complete application shall include the following information:

(1) A city application form(s) relating to the request signed by all persons with an interest in the subject property affected by the request. A copy of an owner's duplicate certificate of title or other approved documentation of interest shall also be submitted with the signed application form(s);

(2) All supporting information required by this chapter and/or outlined in §152.135 of this chapter and application documents included with the city application forms;

(3) Payment of all fees, associated with the applicable application(s);

(4) A pre-application meeting shall be required by city staff at which the appropriate application procedures, requirements and applicable provisions relating to the request will be reviewed and explained; and

(5) An application will be deemed complete unless the applicant receives written notice within 15 business days exclusive of Saturdays, Sundays and legal holidays of its submission indicating it is not complete and indicating what information is missing. This notice shall be considered given by its deposit in the United States mail, first class postage prepaid, addressed to any listed applicant at the address given on the application form. In the event the applicant fails to provide an address on the application form, this notice requirement for incomplete applications shall be deemed waived by the applicant.

(C) *Additional data.* The City Council, Planning Commission and city staff may request additional information from the applicant concerning the application or may require as a condition of proceeding with its consideration of any matter that the applicant furnish expert opinion and data at the expense of the application.

(D) *Technical reports.* The Zoning Administrator shall instruct the appropriate staff persons to prepare technical reports where applicable, and provide general assistance in preparing a recommendation on the action to the Planning Commission and City Council. The technical reports are to be entered in and made part of the record of the Planning Commission and forwarded to the City Council.

(E) *Notice of hearing.* For applications involving zoning amendments, conditional use permits, interim use permits and variances, the Zoning Administrator shall set a date for a public hearing. Notice of the hearing shall consist of a legal property description, a general description of the property location and a description of the request to be published in the official newspaper at least ten days prior to the hearing. With the exception of zoning amendments to properties in excess of five acres, written notices shall be mailed not less than ten days nor more than 30 days prior to the hearing to all owners of property, according to the records available to the city, within 350 feet of each parcel included in the request.

(F) *Notice not received.* Failure of the city to send or a property owner to receive notice shall not invalidate any proceedings under this chapter, provided that a bona fide attempt has been made to comply with the requirements of division (E) above of this section.

(G) *Hearing.* After receipt of the report of the Zoning Administrator, the Planning Commission shall conduct the public hearing and consider the application at its next regular meeting.

(H) *Presentation of application.* The applicant or a representative of the applicant shall appear before the Planning Commission in order to present the case for the application and to answer questions concerning the request.

(I) *Recommendations of Planning Commission.* The Planning Commission shall recommend actions or conditions relating to the application as deemed necessary or desirable to carry out the intent and purpose of this chapter and the Comprehensive Plan. The recommendation shall be either in the minutes or by written resolution and forwarded to the City Council.

(J) *Record before City Council.* The Zoning Administrator shall place the report and recommendation of the Planning Commission and the city staff on the City Council agenda after Planning Commission action, or the expiration of 60 days after the first consideration by the Commission, whichever is earlier, subject to the limitations of M.S. § 15.99, as it may be amended from time to time. The reports and recommendations shall be entered in and made part of the permanent written record of the City Council meeting.

(K) *City Council review.* Subject to the limitations of M.S. § 15.99, as it may be amended from time to time, the City Council shall act upon an application after it has received the report and recommendation from the Planning Commission. If, upon receiving the reports and recommendations of the Planning Commission and Zoning Administrator, the City Council

desires further consideration, or finds that inconsistencies exist in the review process, data submitted or recommended action, the City Council may, before taking final action, refer the matter back to the Planning Commission with a statement detailing the reasons for referral.

(L) *City Council action.*

(1) Approval of a proposed amendment shall require a majority vote of all members of the City Council. Amendments which change all or part of the existing classification of a zoning district from residential to either commercial or industrial shall require a two-thirds majority vote of all members of the City Council.

(2) Denial of applications for amendment shall be accompanied by written findings of fact of the City Council, including supporting data setting forth the reasons for the denial in terms of the ways in which the proposed use fails to meet the standards and intent of the Comprehensive Plan and/or this chapter and is otherwise injurious to the public health, safety and welfare.

(3) Approval of an amendment shall be effective upon its date of publication.

(M) *Approvals required.*

(1) Approval of an amendment shall require a majority vote of all members of the City Council. Amendments which change all or part of the existing classification of a zoning district from residential to either commercial or industrial require a four-fifths super majority vote of all members of the City Council.

(2) Approval of a request for conditional use permit, interim use permit or variance shall require passage by a three-fifths vote of all members of the City Council.

(3) Approval of a request for site and building plan review shall require passage by a majority vote of all members of the City Council.

(N) *Notice to applicant.* The Zoning Administrator shall notify the applicant of the decision of the City Council in writing, including any relevant resolution and findings which may have been passed by the City Council.

(O) *Filing of notice of action.* A certified copy of any zoning ordinance amendment, conditional use permit, interim use permit or variance authorized shall be filed with the County Recorder.

(P) *Reconsideration.* Whenever an application has been considered and denied by the City Council, a similar application affecting substantially the same property shall not be considered again by the Planning Commission or City Council before the expiration of six months from the date of its denial and any succeeding denials. However, a decision to reconsider the matter may be made by not less than four-fifths vote of all members of the City Council at any time.

(Prior Code, § 11-3-3) (Ord. 258, passed 5-4-2006)

ADMINISTRATION; AMENDMENTS

§ 152.055 AMENDMENTS, INITIATION.

The City Council or Planning Commission may, upon their own motion, initiate a request to amend the text or the district boundaries of this chapter. The procedural requirements of this section shall not apply to the proposed amendments except to the extent required by state statute. Any person owning real estate within the city may initiate a request to amend the district boundaries or text of this chapter so as to affect the real estate.

(Prior Code, § 11-4-1) (Ord. 258, passed 5-4-2006)

§ 152.056 PROCEDURE.

Application for an amendment of this chapter (text or map) requires a public hearing and is to be processed in accordance with the procedures set forth in § 152.037 of this chapter.

(Prior Code, § 11-4-2) (Ord. 258, passed 5-4-2006)

§ 152.057 CRITERIA.

The Planning Commission shall consider possible effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following factors:

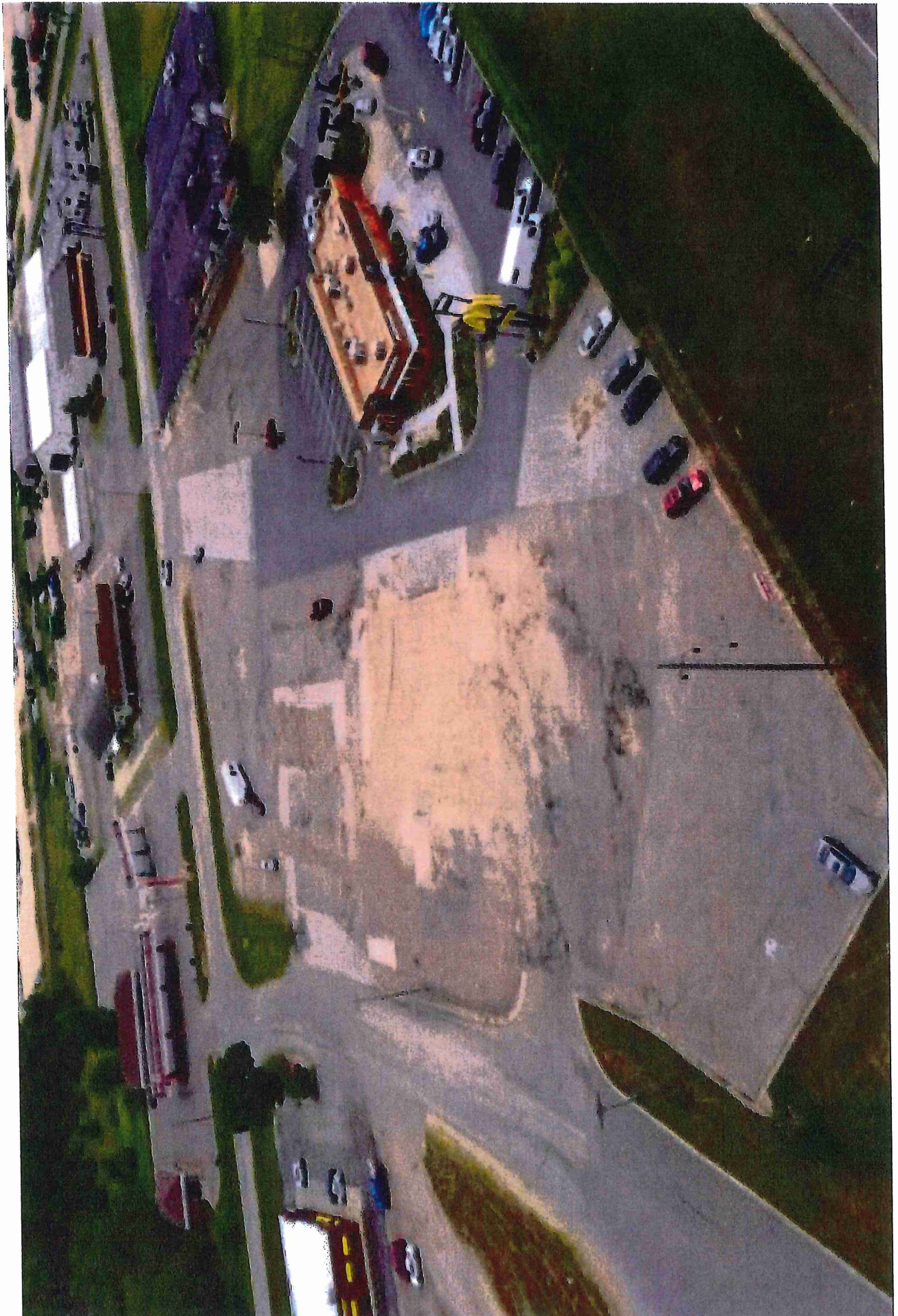
- (A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
- (B) The proposed use is or will be compatible with present and future land uses of the area;
- (C) The proposed use conforms with all performance standards contained in this chapter;
- (D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and
- (E) Traffic generation by the proposed use is within capabilities of streets serving the property.

(Prior Code, § 11-4-3) (Ord. 258, passed 5-4-2006)

§ 152.058 EFFECTUATION.

Approval of an amendment of this chapter (text or map) shall become effective upon its passage and publication.

(Prior Code, § 11-4-4) (Ord. 258, passed 5-4-2006)





CANNONBALL APARTMENTS

hmq
ARCHITECTS

1st St W

Sibley St

Parking Lot

Antiques On Main
Antique Store

2nd St E

Pure Serenity
Wellness Center Inc
Deal \$191
Originally \$333

Olivers Grove

Radke & Mohrhauser

Hastings

2nd St E

United States
Postal Service

Graphic Design

2nd Street Depot
Bar and Grill
Takeout

Tyler St

Tippy's Collectibles
Collectibles store

2nd St E

Artspace Hastings
River Lofts

Tyler St

Depot Park

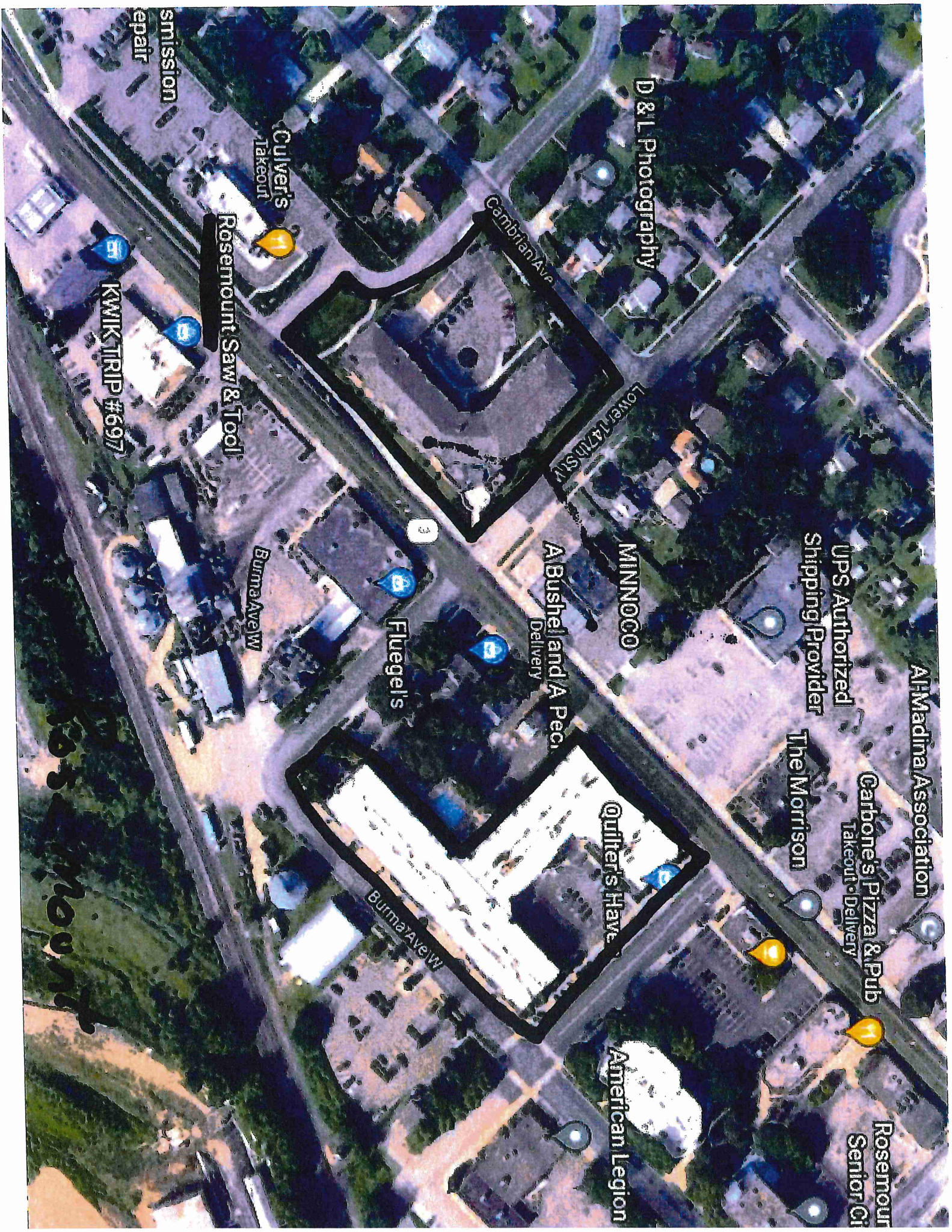
Mississippi River Regional Trail



Pine Island



ZTA



Al-Madina Association

Carbone's Pizza & Pub
Takeout • Delivery

Rosemount Senior Center

UPS Authorized
Shipping Provider

The Morrison

D & L Photography

MINNOCO

Quilter's Haven

American Legion

A Bushell and A Pecan
Delivery

Fluegel's

Burma Ave W

Rosemount Saw & Tool

Culver's
Takeout

Kwik Trip #697

Transmission
Repair

147th St



Park
Land
Green
Space

Chapter 3. Housing

Cannon Falls has experienced modest housing growth since 1970. However, the community is poised for expanded growth over the next several decades as the Twin Cities expands out toward Cannon Falls. Map 9 shows the proximity of Twin Cities' suburbs.

In 2002, a market study of housing needs was done for the City of Cannon Falls, the Cannon Falls Economic Development Authority, and Southeastern Minnesota Multi-County HRA.¹ The study made the following findings:

Low-Income Housing

There is a shortage of low-income housing with the greatest need being two bedroom units. Two bedroom, low-income senior units are also needed.

Affordable Housing

There is also a shortage of more than 100 units to fill the general occupancy demand. However, there were more than enough elderly affordable units.

Moderate/Market Rate Rental Units

There is a shortage of all unit types. There are only four market rate rental buildings in town with just 43 units. It was estimated that there was a pent up demand for 71 units and a future supportable demand of 52 units through 2006.

Senior Housing with Services

There are no senior-housing-with-services facilities in Cannon Falls. There is a need for up to 30 congregate units, 36 assisted living units, and 13 memory care units.

Single Family Housing

There is a shortage of affordable single family homes. Some of this demand can be satisfied through the construction of upscale apartments, townhouses, patio homes, and senior housing with services. These units will allow people to move out of their existing single family homes and provide a number of homes in the \$90,000 to \$150,000 range.

There has been an average of 12 new homes a year built in the city since 1990. The study recommended having approximately a two-year supply of lots available for housing construction. It is expected that the pace of housing production will increase substantially beyond the pace of the 1990s.



¹ Community-Wide Housing Assessment for Cannon Falls, Minnesota, AdMark Resources, June 2002.

Housing Cost

Objective: Construction of housing with a broad range of costs.

Policies:

H 3 Developers will be encouraged by the City to provide some affordable housing units <\$170,000 in new subdivisions. The \$170,000 cost is the cost in the year 2002. It needs to be adjusted for inflation for every year beyond 2002.

H 4 The City will consider density bonuses or dismissing park dedication fees for developers who supply affordable housing units.

H 5 The city encourages compact new housing developments with lot sizes in the 60 to 70 foot range and will adjust its zoning provisions accordingly.

H 6 The City will utilize programs of the Minnesota Housing Finance Agency to reduce the cost of new housing.

Multiple-Family Housing

Objective: Provision of multiple-family housing for empty nesters and young households just entering the housing market.

Policies:

H 7 The homes near downtown that have been zoned R3 will be included in the low density land use classification to protect them from being subdivided into apartments or assembled for sites on which apartments could be built.

H 8 The city will consider the inclusion of some multiple-family units as part of subdivisions of more than 50 units provided the development is part of a planned unit development or controlled by a conditional use permit.



Housing Maintenance and Rehabilitation

Objective: Preservation and upgrading of the existing housing stock.

Policies:

H 17 The city will identify nuisance properties and upgrade its ordinances and enforcement provisions to eliminate or bring these properties into conformance with city ordinances.

H 18 The city will work with other agencies to identify financial resources for housing programs to improve the condition of existing housing. This could include low interest loans, deferred loans, revolving loans, and hands-on assistance to elderly to maintain properties.

H 19 The city will maintain street and park infrastructure in neighborhoods to provide an incentive for private property owners to upgrade their properties.

H 20 The city will prepare redevelopment plans for those residential properties located in places where residential use is no longer appropriate.



Housing Infill

Objective: Utilization of small, or vacant lots for new housing opportunities.

Policies:

H 21 The city will maintain an infill site inventory and encourage the development of those properties.

H 22 The city will develop flexible zoning standards that remove the obstacles to the development or redevelopment of infill lots.



Examples of new infill housing on smaller lots that fits the character of the existing neighborhood.

Chapter 7. Transportation

Transportation and traffic issues are one of the key issues for Cannon Falls area residents. Of the things that folks do not like in Cannon Falls, roads that are poorly located or in poor condition ranked third on the list. The specific irritations identified are as follows:

- City streets – many are in terrible shape.
- The fact that it is dangerous and nearly impossible to walk around the south side (i.e. from mall to Countryside).
- No sidewalks, inadequate shoulders on road.
- Hwy. 19 running right through residential area.
- Hwy. 52 access on the south end of the city.
- Stoplight timing.
- Bad roads (potholes, gravel).
- Need more physical road improvements.
- Highway 19 going through town.
- The high speed of 52 through town.
- The growing difficulty for access to 52 for people living on the fringe because of increased traffic and speed.
- Dangerous intersections.

Cannon Falls is the focal point of the rural road system in the area. Highways 52, 17, 19, 20, 24, and 25 funnel traffic from the surrounding area into the city. There are relatively few ways to get through town now because of the constraints in routes caused by the river valleys, bluffs, and Hwy. 52.

This funneling effect will eventually become a major problem as new subdivisions are developed on the edge of town. It is anticipated that without transportation improvements, traffic along Fourth Street will exceed maximum design volumes by 2025.¹ For example, the table below shows existing, year 2025 projected traffic (without improvements), and maximum design volume for various spots on the street system.

	1999 Traffic Volumes	2025 Traffic Volumes with No Improvements	Maximum Volume with Current Size of Roadway
N. 4 th St. near Cannon River	5,600	17,300	15,000
4 th St. betw. Main and Hwy. 25	8,300	24,200	15,000
Hwy. 24 near Superamerica	6,000	25,550	15,000

The table shows that traffic volumes are expected to increase three to four times over their 1999 levels.

¹ S.E.H. and MnDOT, report to the Vision 52 Internal Management Team, March 4, 2002.

Most of the townships have standards that prohibit subdivision of parcels less than 40 acres in size. However, variances have been granted that allow lots of less than 40 acres. The accompanying map (Map 8) entitled Parcels Less Than 40 Acres shows the extent that smaller parcels have been created surrounding Cannon Falls.

This kind of development has caused two problems.

First, the residential subdivisions that have been created pose a significant service problem. When the property owners petition for annexation, the city is committed to constructing new city water and sewer lines. One such subdivision will cost substantially more to service than can be assessed against the property owners. Therefore, the rest of the city will have to pay the difference.

The second problem is that the breaking up of farms into parcels of less than 40 acres makes it difficult to assemble parcels for larger scale developments and makes it less efficient and economical to provide city services when the time comes for those areas to be annexed into the city.

Large scale, isolated commercial developments along Hwy. 52 or other locations also make it difficult to provide city services and/or assemble compatible land uses.

With these problems in mind, the City has adopted the following objective and policies.

Objective: Preservation of surrounding agricultural land and cost effective provision of city sewer and water services.

Policies:

GM 11 Cannon Falls supports very low density, no more than one unit per 40 acres, in land outside the city. These densities will make it easier to eventually develop lands on the edge of the city with subdivisions that have enough density to support city sewer and water services.

GM 12 If developments do occur in the townships, the city encourages the townships to require on-site sewage disposal systems that are designed in such a way that they can be economically converted to city sewer service at some future date.

GM 13 The city also encourages the townships to reject plans that do not fit the land use plan (Map 23) proposed for areas beyond the existing Cannon Falls boundaries.

Small Town Atmosphere

Objective: Preservation of the small town atmosphere.

Policies:

GM 14 The city will continue investment in parks, bike trails, recreational facilities, and encourage the investment in the city's schools.

GM 15 The city will continue to support special events that promote a feeling of community.

GM 16 The city supports the preservation, rehabilitation, and upgrading of the downtown area.

GM 17 The city will control the appearance of new and rehabilitated buildings in the downtown area so that the historic character is maintained.

GM 18 The city will promote the economic health of the downtown area so that there are viable businesses for the historic buildings.

GM 19 The city will promote economic development that provides jobs and living wages.

GM 20 The city will explore the need and funding sources for a community center that would be a family focal point and foster a strong sense of community.

GM 21 The city supports a housing plan that accommodates all ranges of income that are typical of a small town.

GM 22 The city will seek transportation solutions that accommodate projected growth, relieve congestion, and maintain the small town character of Cannon Falls.

Implementation Directions/Actions

Growth will come to the whole Cannon Falls region. The city, townships, and Goodhue county will be affected. There needs to be a **regular dialogue** among all these governmental units about growth challenges in the area. Only then, can the region effectively deal with the growth pressures that it will experience.

The city will need to use this plan as a base for discussions with the surrounding townships. Agreements need to be drafted concerning an **annexation plan** with townships. The agreements should describe when and under what conditions land will be annexed by the city. The agreement needs to include a requirement that township developments have sewer facilities that can be economically connected to a city trunk line if and when connection occurs.

The city will also need to be in regular **contact with the school board** about enrollment capacity. The city will need to slow down the approval of new subdivisions if school capacity is reached. The school board also needs to know how many dwelling units are being proposed so that they can plan for additional school classrooms to keep pace with projected growth.

New sewer and water lines will have to be extended to new housing subdivisions. Fortunately, the **sewer and water infrastructure** is in good condition and has the capacity to be expanded to the projected major residential growth priority areas.

Implementation directions/actions on preserving downtown are located in that section of the plan.

According to the 2003 Comprehensive Plan for Cannon Falls, The population was projected to reach 7,170 by 2015 based on trending growth patterns when the city experienced a 17.4% growth spurt. Cannon Falls and it's adjacent townships increased at a faster rate than the county between 1990 and 2000. Goodhue County had increased by 8.4% during the same time period.

Planning assumptions at the time of the study projected that growth pressures will increase as residents in the Twin Cities will be seeking alternatives to traditional suburban living. The assumption also included that Cannon Falls would grow by 750 dwelling units between 2003 and 2008. At the time of the study, it was estimated this would include about:

- 47 units per year from the Sandstone Ridge development that was under construction
- 58 units per year from the Schweich Farm development that was in the review process
- 50 units per year from another project including the remaining Wilson project on County 17

These projects could have potentially increased the population of CF by an additional 2,025 by the fall of 2008.

The Schweich Farm development project was to continue until 2013 adding an additional 58 units per year. Another 50 units per year could have been generated from developments parallel and north of County 17 and from other locations to the west and south sides of the city. All of these developments could have added an additional 500 units between 2008 and 2013 adding an additional 1,350 people nearly doubling the size of the town.

Chatter about the upcoming Highway 52 project was mentioned in the study noting that local access will be lost along the corridor on the south side of town; however the new housing units that were supposed to be built in the community would only increase the traffic to the south end.

Mention of new streets needing from the new subdivisions leading to the school would have had to be added.

There was and still is a need for population growth to support services and activities in the community.

One of the identified actions that could be detrimental to the community would be failing to adopt design guidelines for downtown and new housing development and rehabilitation.

In 2002 a market study of housing needs was done for the City of Cannon Falls, the Cannon Falls EDA and SEMMCHRA. The study had the following findings:

Moderate/Market Rate Rental Units

2002 - Shortage of all unit types. 43 units available; estimated demand was for 71 units and a supportable future demand of 52 units through 2006

2020 - Shortage of 24-30 units for Active Seniors; 24-26 units for others not in a senior age bracket

Multiple Family Housing

According to the Comp Plan, the city will consider the inclusion of some multi-family units as part of subdivisions of more than 50 units provided the development is part of a planned unit development or controlled by a conditional use permit.

In order to preserve and upgrade the housing stock, the city will identify nuisance properties and upgrade its ordinances and enforcement provisions to eliminate or bring these properties into conformance with city ordinances.

Utilization of small or vacant lots for new housing opportunities will also help with infill lots development. Infill development is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed. Most communities have significant vacant land within city limits, which, for various reasons, has been passed over in the normal course of urbanization.

The city will develop flexible zoning standards that remove the obstacles to the development or redevelopment of infill lots.

The zoning code also needs to be examined to make sure that it allows compact housing developments and removes major impediments to infill development on small lots.

Housing conditions need to be addressed either through a more aggressive code enforcement program or creation of a redevelopment authority to undertake acquisition or major rehabilitation activities. Housing financial resources need to be found either in the private sector or public sector to implement these objectives. The city may have to hire an inspector or housing specialist to focus on these programs.



McDonald's USA, LLC
110 Carpenter Av
Chicago, IL 60607-2201
Direct Dial Number (952)250-3537
Christine.schmidt@us.mcd.com

August 25, 2021

Cannon Falls City Council and Planning Commission
918 River Rd.
Cannon Falls, MN 55009

RE: McDonald's
L/C: 22-0396
31675 65th Av
Cannon Falls, MN

Dear Sirs and Madams,

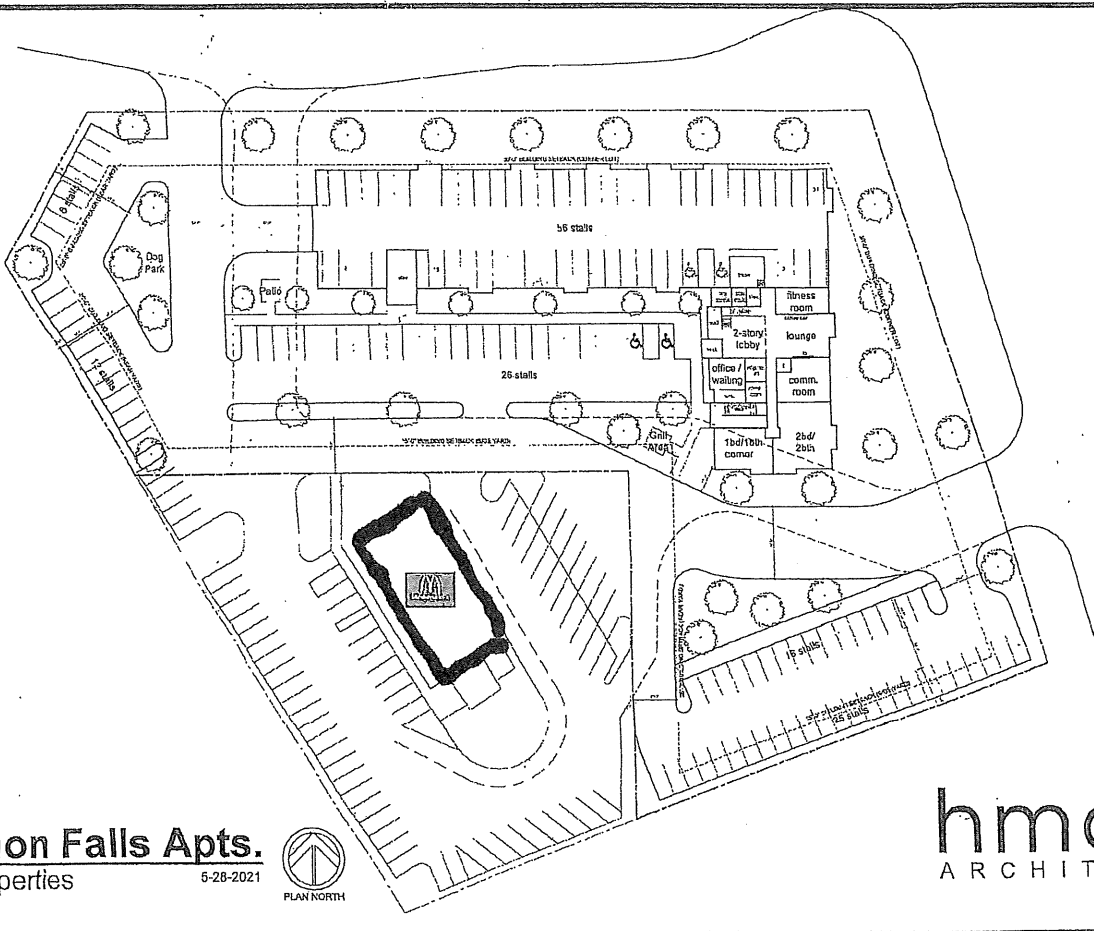
Please allow this as a letter of support from McDonald's Corporation for the proposed project by Keller Baartman Properties pursuant to the proposed site plan, attached hereto.

Note: McDonald's support is subject to the developer entering into a mutually agreeable sign easement agreement to allow two McDonald's directional signs, as well as other related approvals.

Sincerely,

A handwritten signature in black ink, appearing to be "CS" followed by a long horizontal line.

Chris Schmidt
Real Estate Portfolio Manager
McDonald's USA, LLC



Cannon Falls Apts.
 K-B Properties

6-26-2021



h m a 
 ARCHITECTS

Cannon Falls Economic Initiatives, Inc.

August 2nd, 2021

As members of the Cannon Falls Economic Initiatives Corporation (EIC), we are writing to offer our full support for the proposed apartment development on the former Cannonball Truck Stop site. As a quick bit of history, our organization partnered with the Cannon Falls EDA in autumn 2019 on the demolition of the Cannonball and preparation of the site for redevelopment. We embarked on this joint project both to clean-up the South End business district, and to accelerate re-development of the site.

Apartment housing development is a perfect use for that site. It will showcase to people passing our community on Highway 52 that we are a growing community, ready to receive investment in housing, retail or commercial property. The EIC supports the project for the following reasons:

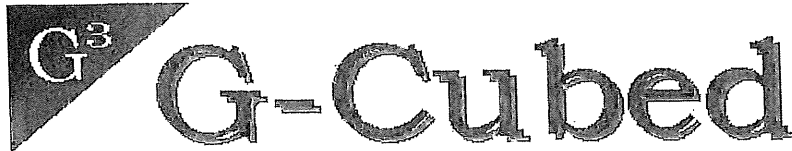
- Cannon Falls has a significant housing shortage, particularly at the entry-level. The much-needed residential growth from this project will benefit our schools, businesses, and workforce shortage. The impact of this many new units will multiply the positive impact on our community.
- This project will benefit the South End business district that was impacted by the intersection closing years ago, and could serve as a catalyst for future growth on that side of town.

Lastly, there is a misconception that this is a low-income or subsidized rent development. While a portion of the units will be reserved for individuals and families making less than 60% of the area median income (\$36,840-\$52,560 in 2021), this project simply opens local, affordable housing for new teachers, young people beginning a career, or seniors living on fixed incomes. These are the folks often unable to find affordable housing options currently in Cannon Falls, and the populations needed to build a vibrant community.

EIC's mission is to encourage and promote economic development in Cannon Falls. We feel this is the right project at the right time for our community, schools, and businesses.

Cannon Falls Economic Initiatives Corporation

John Peterson
Keith Meyers
Phil Jacobson
Mary Reinhardt
Mike Lorentz
Jim Althoff
Dan Masset
Greg Wulf
Diana Waltman



ENGINEERING
SURVEYING
PLANNING

August 26, 2021

City of Cannon Falls
Attn: Neil Jensen - City Administrator
918 River Road
Cannon Falls, MN 55009

RE: Cover Letter - Applications for Rezone and PUD - Cannonball Apartments

Dear Mr. Jensen,

Enclosed is the supporting documentation for the PUD for the 79 unit Cannonball Apartments project proposed by Keller-Baartman Properties XIV, LLC. As noted in your August 17th, 2021 memo to the Cannon Falls City Council, the project will create 79 units with a mix of 24 efficiency units, 33 one bedroom units, 19 two bedroom units and 3 three bedroom units. The property is subject to a private agreement which benefits the McDonalds site. An amendment to the agreement is required to identify the modified access route and signage rights.

Since your August 17th Memo outlines the process and waivers requested, this letter is streamlined to provide a summary of the PUD development stage submissions as outlined in Code Section 152.153(I). We then identify the reasons the waivers are needed and the basis for findings of support.

152.153(I) (2) - Development Stage Submissions

(a) - Zoning Required - The property is currently zoned B-2 General Business District. A rezone application to R-4 is a request of this PUD.

(b) - Site Plan/Preliminary Plat - The area of the project was platted as Lot 1, Block 1 McCannonball Subdivision so a preliminary plat for the project is not required. A Preliminary Site Plan to compliance level detail is enclosed. Upon approval of the Preliminary PUD, a Final Site and Grading Plan will be provided which will be to construction level detail.

1 - Project Name - Cannonball Apartments (subject to change)

2 - Survey - The property was platted in 2002. There is a 30 foot public utility easement near the west side of the property where public sanitary sewer and water main are located. The project does not impact the public easements. The property is subject to a private agreement which benefits the McDonalds site. An amendment to the agreement is required to identify the modified access route and signage rights.

3 - Preliminary Plat - Not applicable due to prior platting.

4 - Buildings - The building, dimensions and setbacks are depicted on the Site Plan. Note the 30 foot setback needed to be increased by 5% to 31.5 feet due to the fourth floor.

5 - Traffic Circulation - There are two access points to the site. One off CSAH 24 (65th Avenue or 4th Street) and one off CSAH 24 (24th Street or Hickory Drive). The access off 4th Street is nearly in the same location as the existing drive. Construction will square up this access which currently is at an angle. The current access off Hickory Drive will be removed and shifted closer to the northwest corner of the property. Internal traffic routing is depicted on the site plan and shows how the McDonalds access through the site continues to work with

the building layout and parking proposed. A Traffic Study was not considered necessary for this use since the trips created by residential use is not high. 79 residential units with a trips per day average of 7 equates to 553 average daily trips. A truck stop similar to what was on the site could have averaged 1280 average daily trips based on Institute of Transportation Engineers estimated for gas stations with convenience stores. The MnDOT 2019 traffic volumes for 4th Street was 6200 trips and for Hwy 52 is was 24,100 trips.

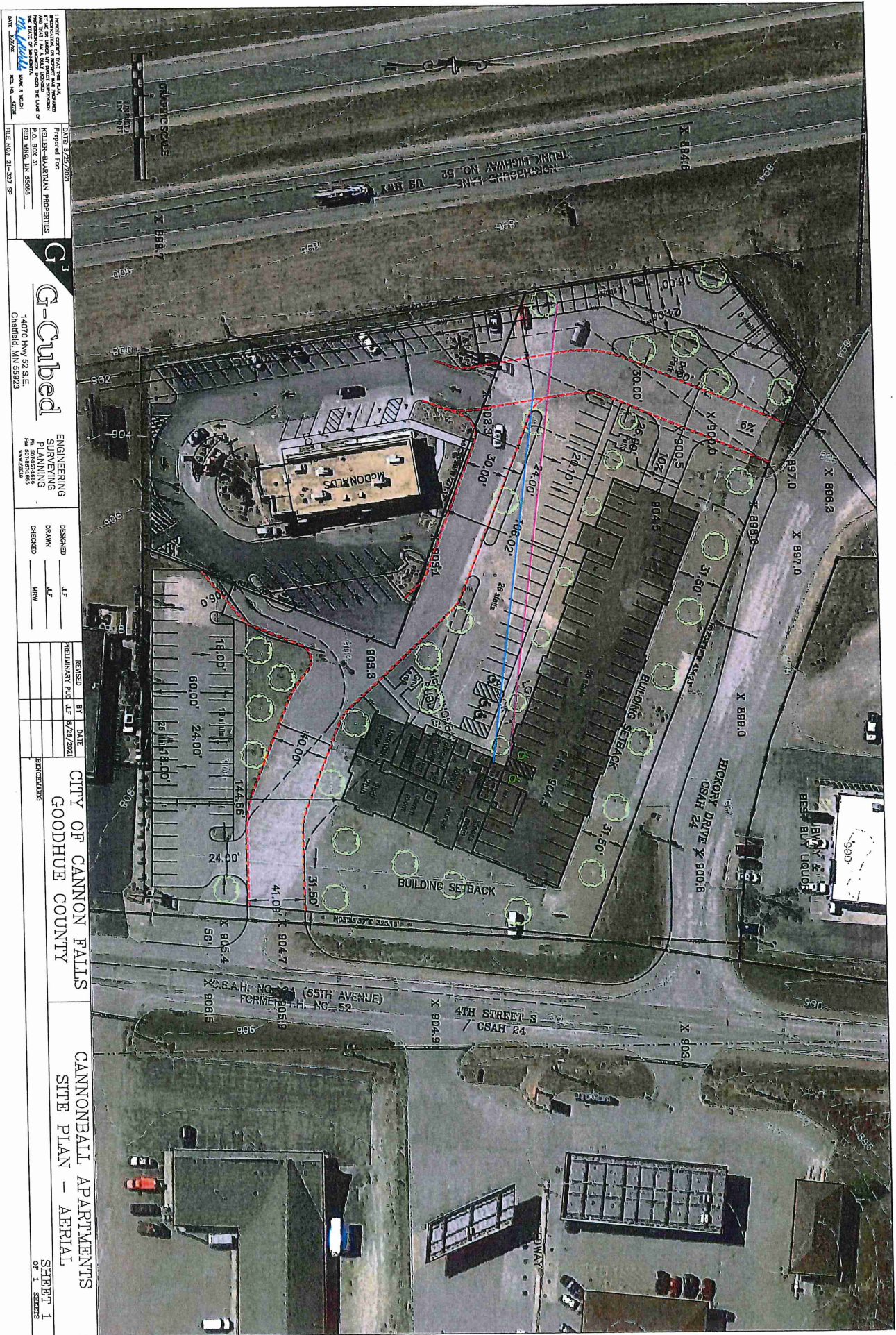
6 - Common Areas - Private green space, grill area and a dog park area is depicted on the Site Plan.

7 - Public Open Space - There is no dedication of public space. Sidewalks/trails are also not depicted as there are no public pedestrian facilities to connect to at this time. If a project is proposed in the future which create pedestrian facilities, there is adequate room for their construction within the adjacent public boulevards. Connection from the buildings to future public pedestrian ways may be added within the site at that time.

8 - Locate existing structures - The adjacent McDonalds and Triangle Auto buildings are depicted on the Site Plan as are the underground utilities. Additional details such as signs and power poles will be provided on the Final Site Plan.

- (c) - Residential Tabulation - The tabulation is located on the Site Plan. There are 79 units and a total of 104 beds. Due to the high number of efficiency and one bedroom units, the expected population of the building is around 150 residents.
- (d) - Areas of Use - Not applicable as there is no commercial
- (e) - Architectural Plans - Preliminary Architectural Plans are attached. Final plans will be created upon approval of this preliminary PUD.
- (f) - Landscape Plan - There are currently no trees or shrubs on the site. The Site Plan depicts proposed tree plantings within the site. A detailed landscape plan including type, size and quantity of plantings will be provided for the Final PUD submittal.
- (g) - Grading and Drainage Plan. The Site Plan includes preliminary elevations of the drive and building. A construction level Grading Plan will be provided as part of the Final PUD submittal. For the preliminary Drainage Plan/Report, we mapped out the existing and proposed watersheds and ran a HydroCad analysis to ensure that the redevelopment of the property and addition of greenspace would in fact be a reduction in runoff flow rates. The two points of comparison are the culvert under Hickory Drive parallel to 4th Street and the culvert under Hwy 52. Both locations do show anticipated reductions in the rate of flow for the 2, 10 and 100 year events. While the amount of impervious surfacing will be reduced by over 30%, the rate of runoff varies from a reduction of about 25% during a 2 year storm event to 10% during a 100 year storm event. A more defined analysis and report will be created as part of the Final PUD submittal. Note that the runoff flows to County and State drainage features/culverts. Permits from Goodhue County and MnDOT will be required prior to the start of construction.
- (h) - Erosion Control - Since this project is redevelopment of a site that was nearly 100% covered with impervious surfacing, the erosion control plan is simplified to maintaining sediment onsite during construction. The locations for sediment capture will be depicted on the final construction level Grading Plan.
- (i) - Document Changes - noted - no changes to summarize at this time
- (j) - Preliminary Plat - Not Applicable
- (k) - Lighting Plan - A photometric lighting plan will be provided for the Final PUD submittal. Lighting mounted on the apartment building will be limited to access points and at low levels necessary for safe access around the building. Light poles in the parking lot/drive lane areas will be cutoff style fixtures.

Waivers:



1. LOCATOR DRAWING SHALL BE THE AUTHORITY FOR THE LOCATION OF THE PROPOSED APARTMENTS AND SHALL BE CHECKED AGAINST THE LAND RECORDS OF THE COUNTY OF GOODHUE, MN. THE DATE OF THE RECORDS SHALL BE THE DATE OF THE RECORDS.

DATE: 8/28/2021

PROJECT NO: 21-273 SP

Prepared For:
WELLS-BARSTADT PROPERTIES
 P.O. BOX 31
 BEEL WING, MN 55008
 PHONE: 763-477-1111

G-Cubed
 14070 HWY 52 S.E.
 CHIFFIELD, MN 55923

ENGINEERING
 SURVEYING
 PLANNING
 PLS 803551555
 PLS 803551555

DESIGNED: JF
 DRAWN: JF
 CHECKED: JF
 DATE: 8/28/2021

CITY OF CANNON FALLS
 GOODHUE COUNTY

CANNONBALL APARTMENTS
 SITE PLAN - AERIAL

SHEET 1
 OF 1 SHEETS

1. I HEREBY CERTIFY THAT THIS PLAN AND THE INFORMATION CONTAINED HEREON WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office on this 22nd day of September, 2023.

DATE: 9/22/23
 REG. NO. 21-3273 SP

PROJECT NO. 22232323
 PROJECT NAME: HELDOR-BLAIRMAN PROPERTIES
 P.O. BOX 31
 HELDOR WING, MN 55004

G³
G-Cubed
 14070 Hwy 52 S.E.
 Chamfield, MN 55923

ENGINEERING
 SURVEYING
 PLANNING
 P.O. BOX 1000
 CHAMFIELD, MN 55923

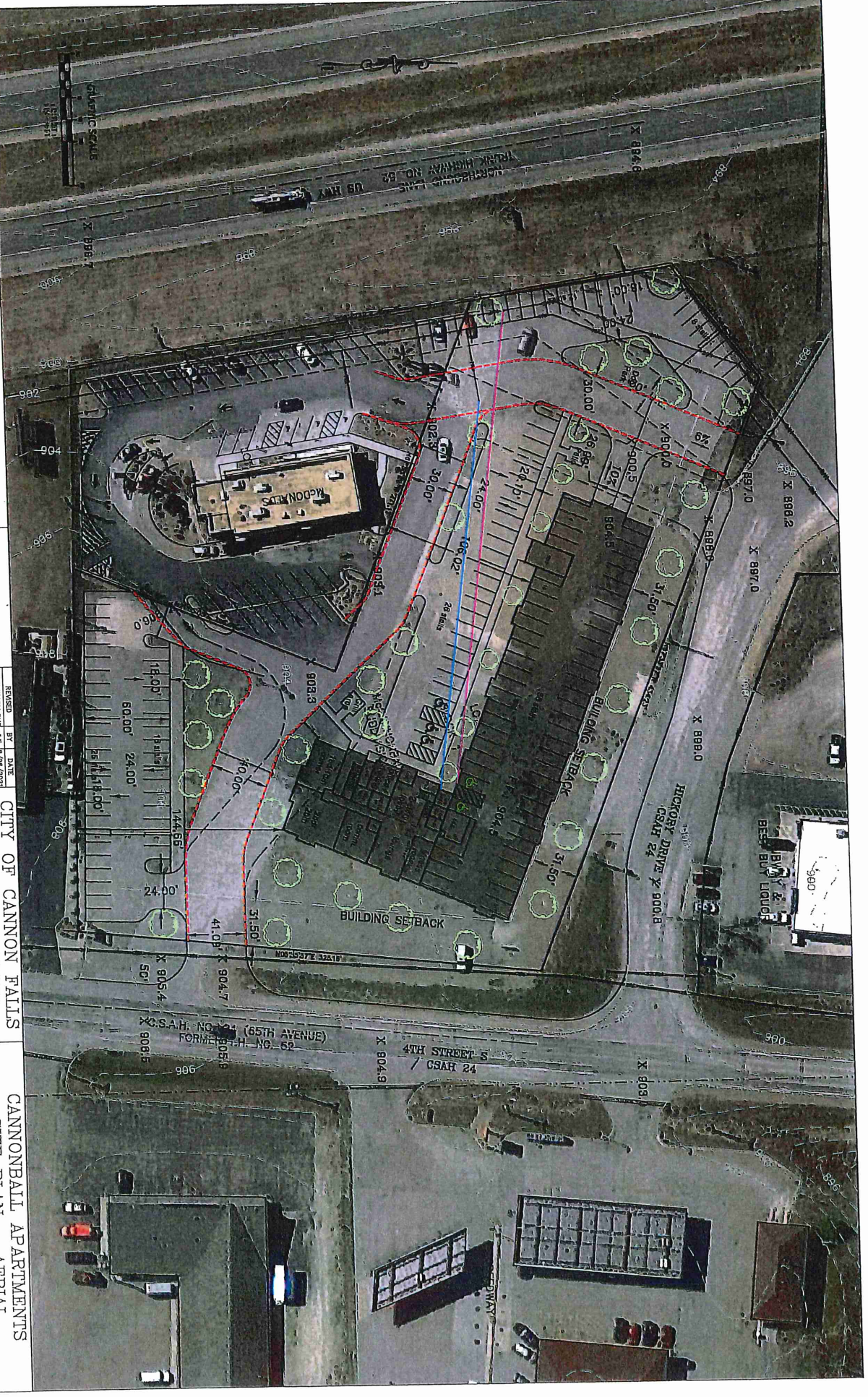
DESIGNED BY: JF
 DRAWN BY: JF
 CHECKED BY: JF

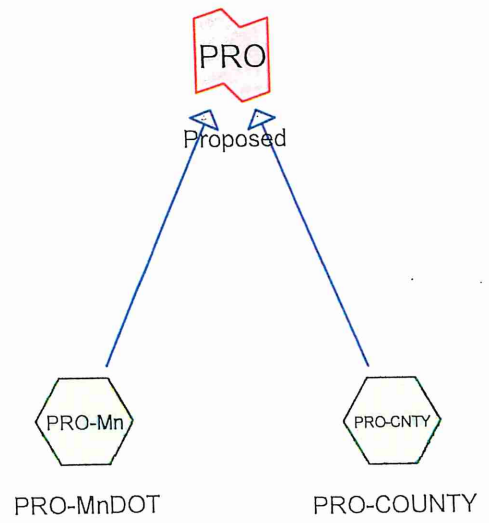
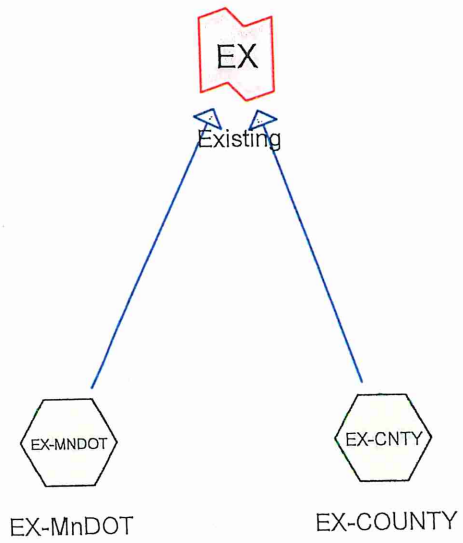
REVISION	BY	DATE
PRELIMINARY PLAN	JF	9/20/2023

CITY OF CANNON FALLS
 GOODHUE COUNTY

CANNONBALL APARTMENTS
 SITE PLAN - AERIAL

SHEET 1
 OF 1 SHEETS





Routing Diagram for 21-327 Prelim drainage
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21-327 Prelim drainage

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.099	69	50-75% Grass cover, Fair, HSG B (EX-MNDOT, PRO-CNTY, PRO-Mn)
4.990	98	Paved parking, HSG B (EX-CNTY, EX-MNDOT, PRO-CNTY, PRO-Mn)
6.089	93	TOTAL AREA

21-327 Prelim drainage

MSE 24-hr 3 2-yr Rainfall=2.79"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points x 2
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-CNTY: EX-COUNTY Runoff Area=70,747 sf 100.00% Impervious Runoff Depth=2.56"
Tc=6.0 min CN=0/98 Runoff=6.44 cfs 0.346 af

Subcatchment EX-MNDOT: EX-MnDOT Runoff Area=61,861 sf 94.96% Impervious Runoff Depth=2.46"
Tc=6.0 min CN=69/98 Runoff=5.41 cfs 0.291 af

Subcatchment PRO-CNTY: PRO-COUNTY Runoff Area=70,747 sf 65.63% Impervious Runoff Depth=1.87"
Tc=6.0 min CN=69/98 Runoff=4.71 cfs 0.253 af

Subcatchment PRO-Mn: PRO-MnDOT Runoff Area=61,861 sf 66.97% Impervious Runoff Depth=1.90"
Tc=6.0 min CN=69/98 Runoff=4.18 cfs 0.225 af

Link EX: Existing Inflow=11.84 cfs 0.637 af
Primary=11.84 cfs 0.637 af

Link PRO: Proposed Inflow=8.89 cfs 0.478 af
Primary=8.89 cfs 0.478 af

Total Runoff Area = 6.089 ac Runoff Volume = 1.115 af Average Runoff Depth = 2.20"
18.05% Pervious = 1.099 ac 81.95% Impervious = 4.990 ac

21-327 Prelim drainage

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MSE 24-hr 3 2-yr Rainfall=2.79"

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Summary for Subcatchment EX-CNTY: EX-COUNTY

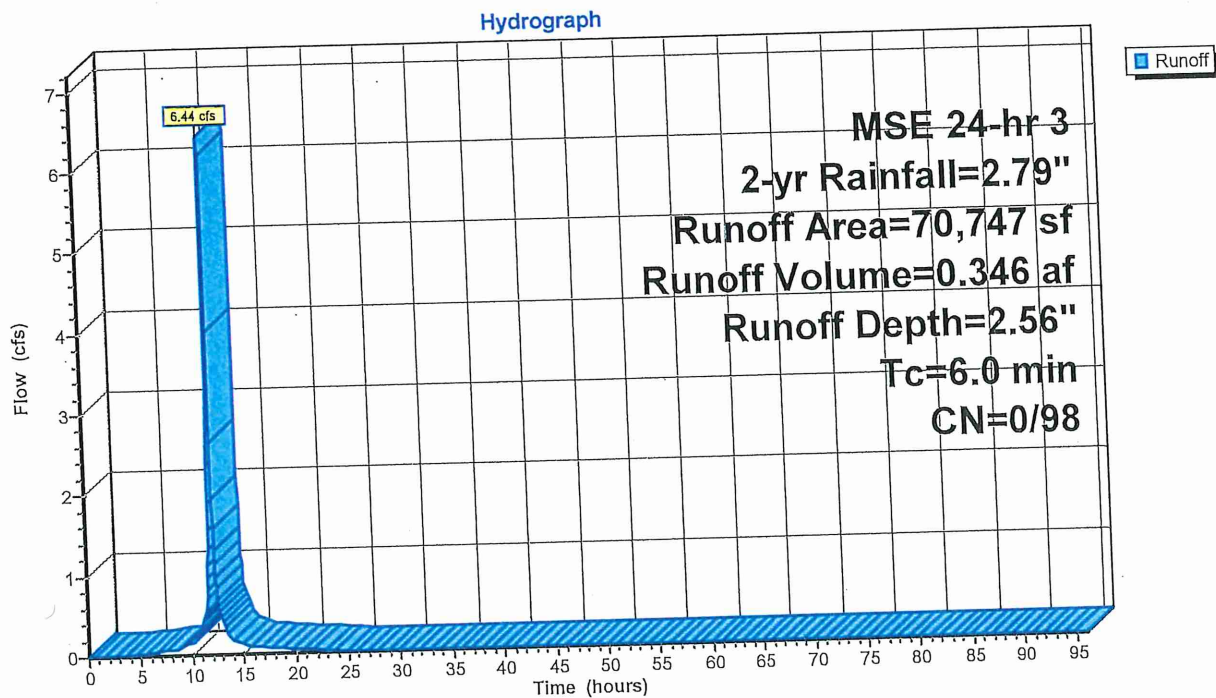
Runoff = 6.44 cfs @ 12.13 hrs, Volume= 0.346 af, Depth= 2.56"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.79"

Area (sf)	CN	Description
0	69	50-75% Grass cover, Fair, HSG B
70,747	98	Paved parking, HSG B
70,747	98	Weighted Average
70,747	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment EX-CNTY: EX-COUNTY



21-327 Prelim drainage

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MSE 24-hr 3 2-yr Rainfall=2.79"

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Summary for Subcatchment EX-MNDOT: EX-MnDOT

Runoff = 5.41 cfs @ 12.13 hrs, Volume= 0.291 af, Depth= 2.46"

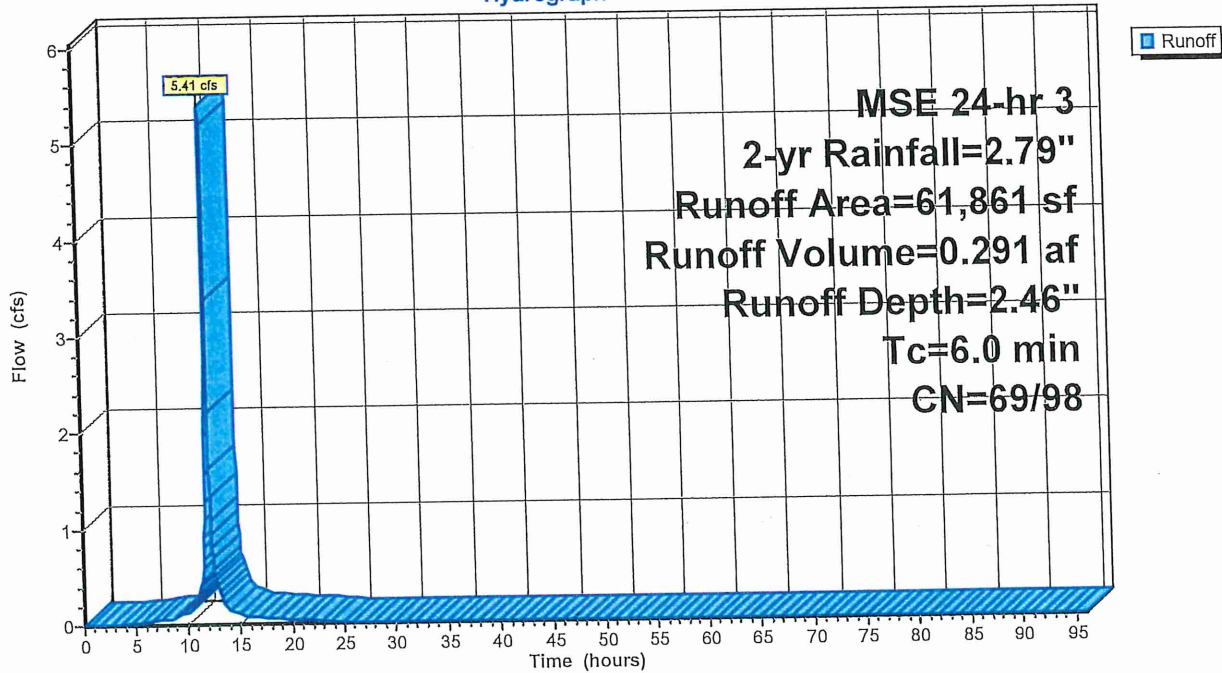
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-yr Rainfall=2.79"

Area (sf)	CN	Description
3,115	69	50-75% Grass cover, Fair, HSG B
58,746	98	Paved parking, HSG B
61,861	97	Weighted Average
3,115	69	5.04% Pervious Area
58,746	98	94.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment EX-MNDOT: EX-MnDOT

Hydrograph



21-327 Prelim drainage

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MSE 24-hr 3 2-yr Rainfall=2.79"

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Summary for Subcatchment PRO-CNTY: PRO-COUNTY

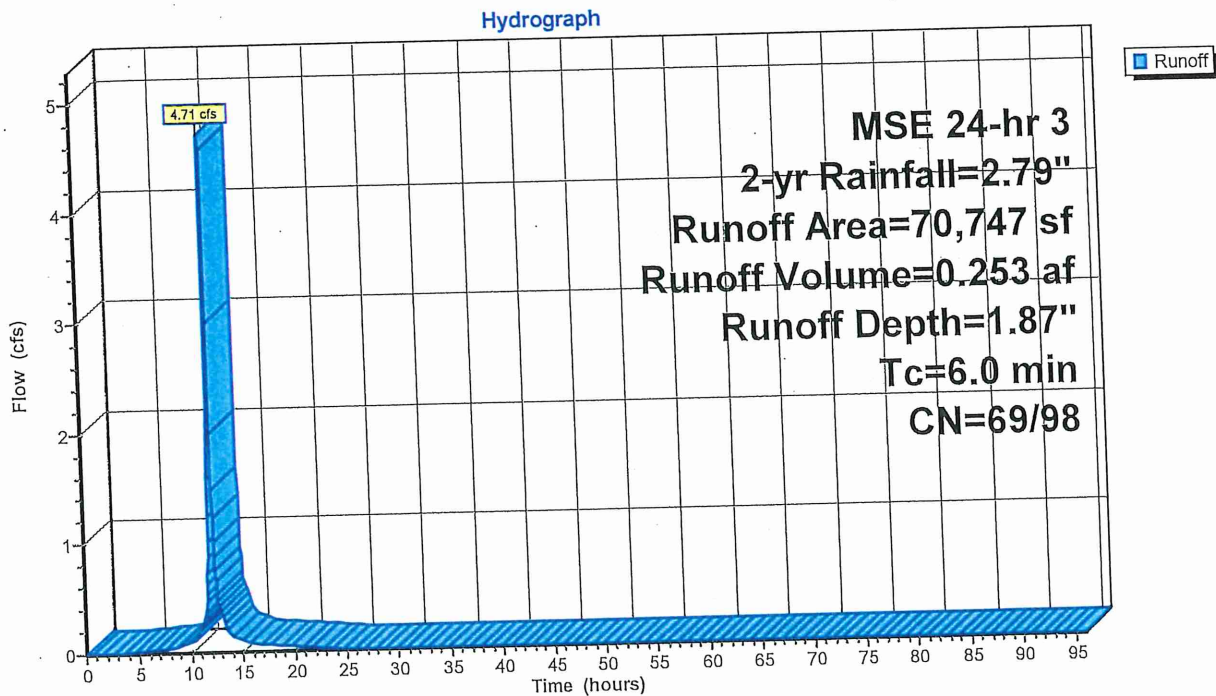
Runoff = 4.71 cfs @ 12.13 hrs, Volume= 0.253 af, Depth= 1.87"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-yr Rainfall=2.79"

Area (sf)	CN	Description
24,313	69	50-75% Grass cover, Fair, HSG B
46,434	98	Paved parking, HSG B
70,747	88	Weighted Average
24,313	69	34.37% Pervious Area
46,434	98	65.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment PRO-CNTY: PRO-COUNTY



21-327 Prelim drainage

MSE 24-hr 3 2-yr Rainfall=2.79"

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Summary for Subcatchment PRO-Mn: PRO-MnDOT

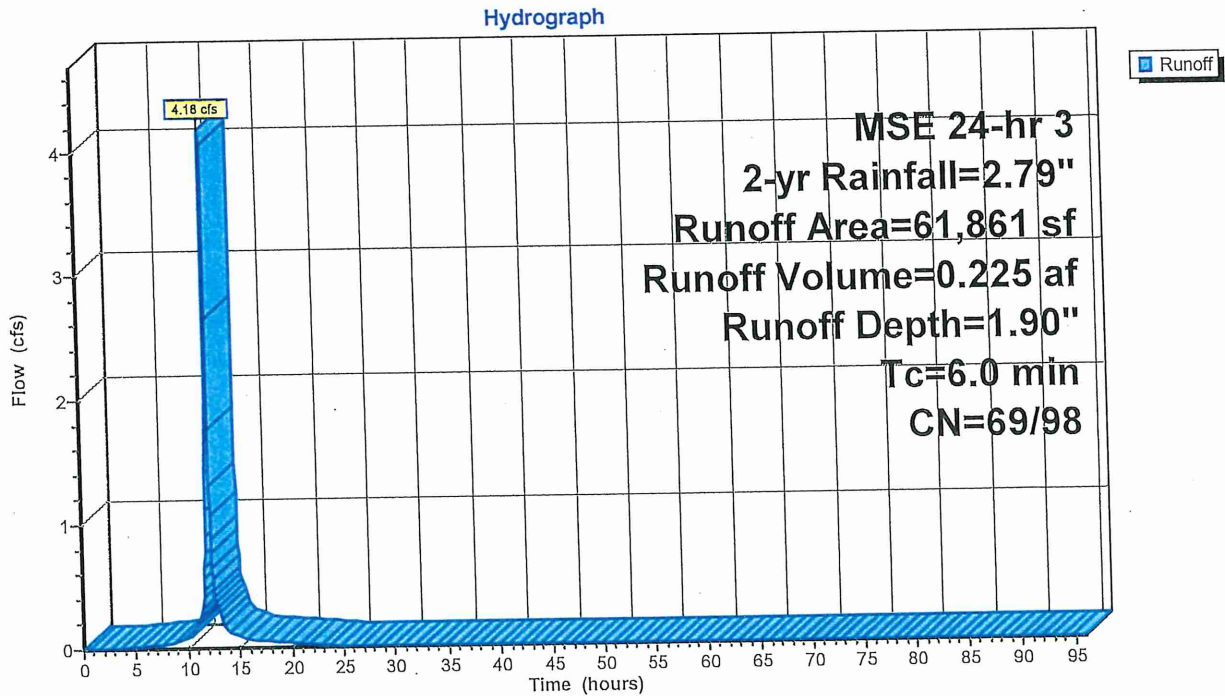
Runoff = 4.18 cfs @ 12.13 hrs, Volume= 0.225 af, Depth= 1.90"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.79"

Area (sf)	CN	Description
20,432	69	50-75% Grass cover, Fair, HSG B.
41,429	98	Paved parking, HSG B
61,861	88	Weighted Average
20,432	69	33.03% Pervious Area
41,429	98	66.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment PRO-Mn: PRO-MnDOT



21-327 Prelim drainage

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MSE 24-hr 3 2-yr Rainfall=2.79"

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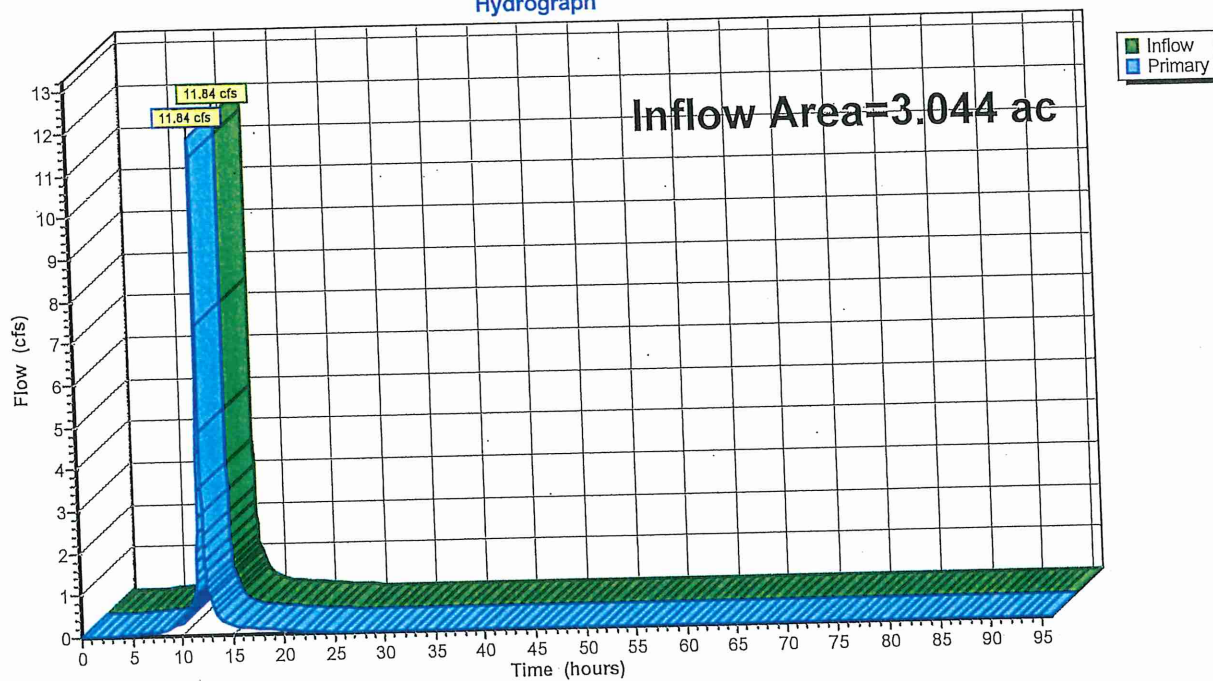
Summary for Link EX: Existing

Inflow Area = 3.044 ac, 97.65% Impervious, Inflow Depth = 2.51" for 2-yr event
Inflow = 11.84 cfs @ 12.13 hrs, Volume= 0.637 af
Primary = 11.84 cfs @ 12.13 hrs, Volume= 0.637 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Link EX: Existing

Hydrograph



21-327 Prelim drainage

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MSE 24-hr 3 2-yr Rainfall=2.79"

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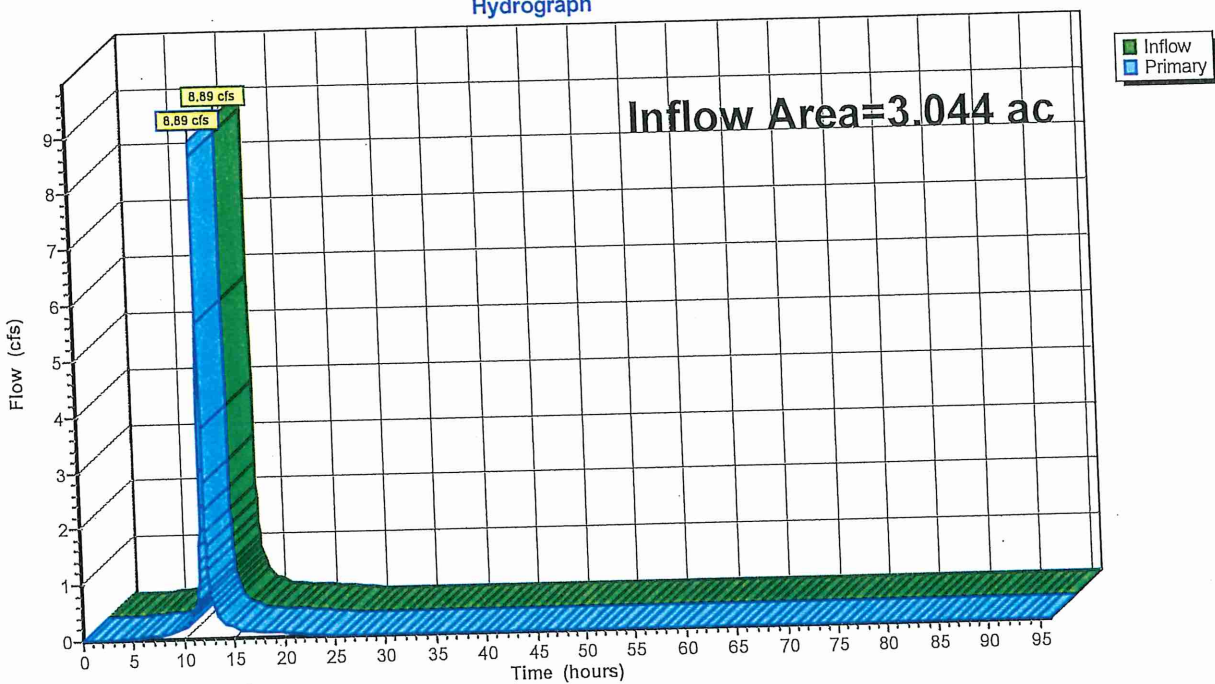
Summary for Link PRO: Proposed

Inflow Area = 3.044 ac, 66.26% Impervious, Inflow Depth = 1.88" for 2-yr event
Inflow = 8.89 cfs @ 12.13 hrs, Volume= 0.478 af
Primary = 8.89 cfs @ 12.13 hrs, Volume= 0.478 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Link PRO: Proposed

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 10-yr Rainfall=4.15"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points x 2
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-CNTY: EX-COUNTY Runoff Area=70,747 sf 100.00% Impervious Runoff Depth=3.91"
Tc=6.0 min CN=0/98 Runoff=9.65 cfs 0.530 af

Subcatchment EX-MNDOT: EX-MnDOT Runoff Area=61,861 sf 94.96% Impervious Runoff Depth=3.79"
Tc=6.0 min CN=69/98 Runoff=8.18 cfs 0.448 af

Subcatchment PRO-CNTY: PRO-COUNTY Runoff Area=70,747 sf 65.63% Impervious Runoff Depth=3.04"
Tc=6.0 min CN=69/98 Runoff=7.67 cfs 0.411 af

Subcatchment PRO-Mn: PRO-MnDOT Runoff Area=61,861 sf 66.97% Impervious Runoff Depth=3.07"
Tc=6.0 min CN=69/98 Runoff=6.77 cfs 0.364 af

Link EX: Existing

Inflow=17.84 cfs 0.978 af
Primary=17.84 cfs 0.978 af

Link PRO: Proposed

Inflow=14.45 cfs 0.775 af
Primary=14.45 cfs 0.775 af

Total Runoff Area = 6.089 ac Runoff Volume = 1.753 af Average Runoff Depth = 3.45"
18.05% Pervious = 1.099 ac 81.95% Impervious = 4.990 ac

21-327 Prelim drainage

MSE 24-hr 3 10-yr Rainfall=4.15"

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Summary for Subcatchment EX-CNTY: EX-COUNTY

Runoff = 9.65 cfs @ 12.13 hrs, Volume= 0.530 af, Depth= 3.91"

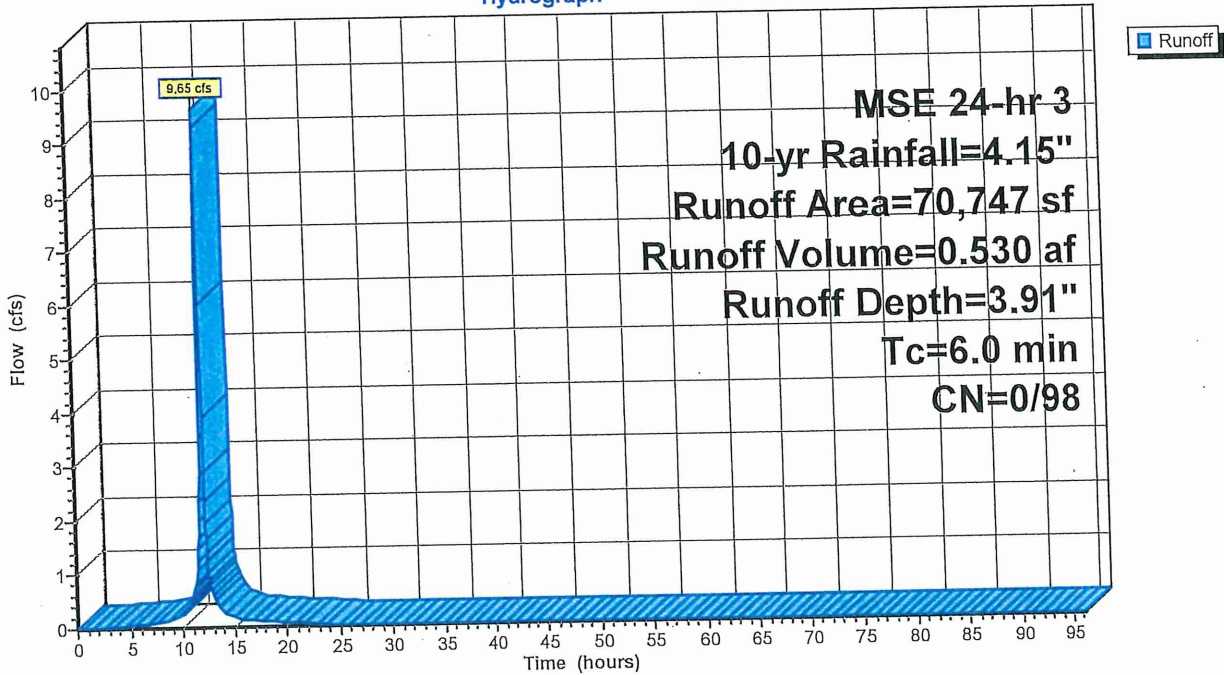
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.15"

Area (sf)	CN	Description
0	69	50-75% Grass cover, Fair, HSG B
70,747	98	Paved parking, HSG B
70,747	98	Weighted Average
70,747	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment EX-CNTY: EX-COUNTY

Hydrograph



21-327 Prelim drainage

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MSE 24-hr 3 10-yr Rainfall=4.15"

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Summary for Subcatchment EX-MNDOT: EX-MnDOT

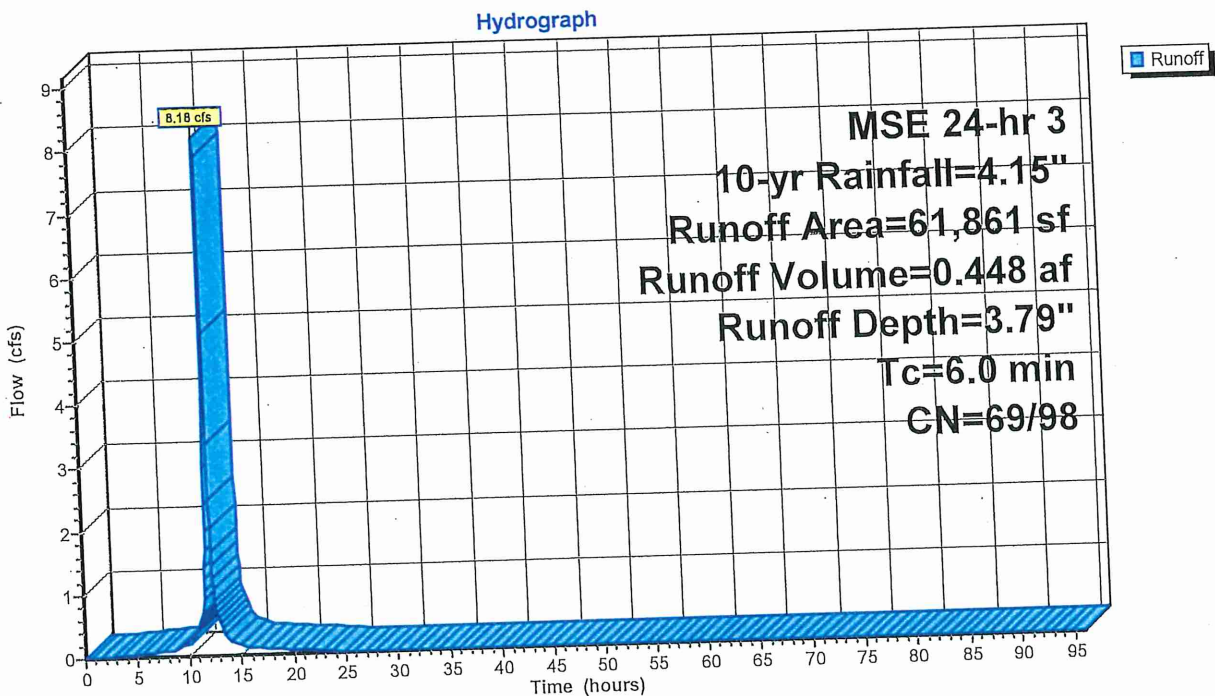
Runoff = 8.18 cfs @ 12.13 hrs, Volume= 0.448 af, Depth= 3.79"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.15"

Area (sf)	CN	Description
3,115	69	50-75% Grass cover, Fair, HSG B
58,746	98	Paved parking, HSG B
61,861	97	Weighted Average
3,115	69	5.04% Pervious Area
58,746	98	94.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment EX-MNDOT: EX-MnDOT



21-327 Prelim drainage

MSE 24-hr 3 10-yr Rainfall=4.15"

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Summary for Subcatchment PRO-CNTY: PRO-COUNTY

Runoff = 7.67 cfs @ 12.13 hrs, Volume= 0.411 af, Depth= 3.04"

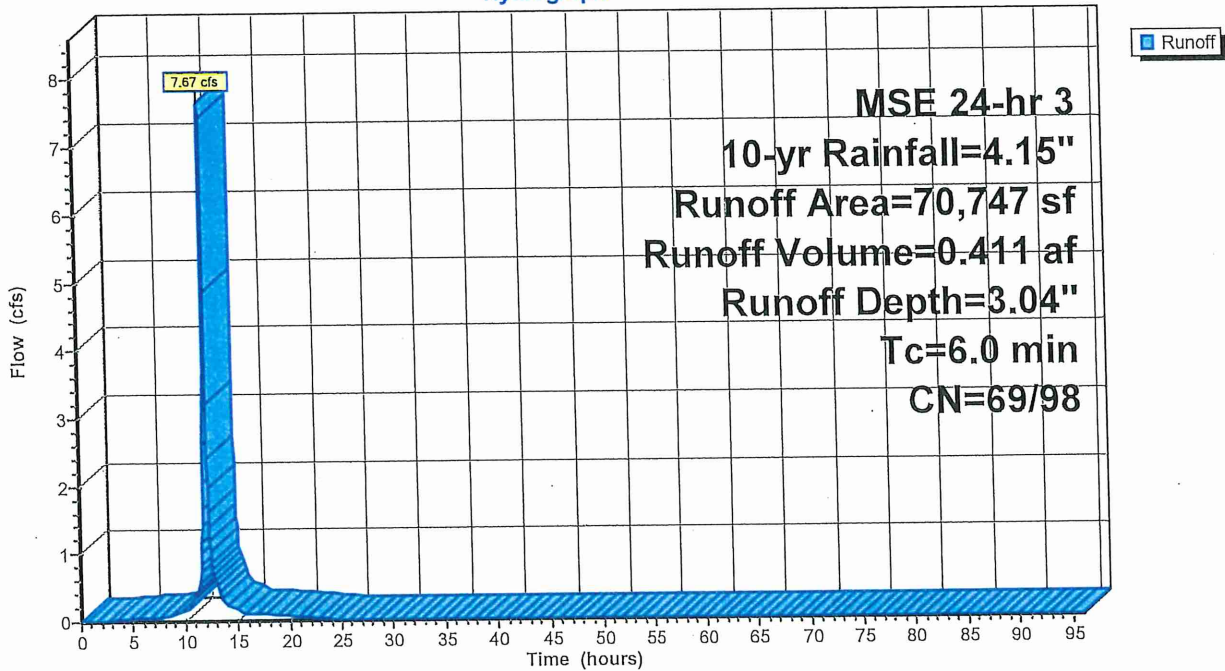
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.15"

Area (sf)	CN	Description
24,313	69	50-75% Grass cover, Fair, HSG B
46,434	98	Paved parking, HSG B
70,747	88	Weighted Average
24,313	69	34.37% Pervious Area
46,434	98	65.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment PRO-CNTY: PRO-COUNTY

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 10-yr Rainfall=4.15"

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Summary for Subcatchment PRO-Mn: PRO-MnDOT

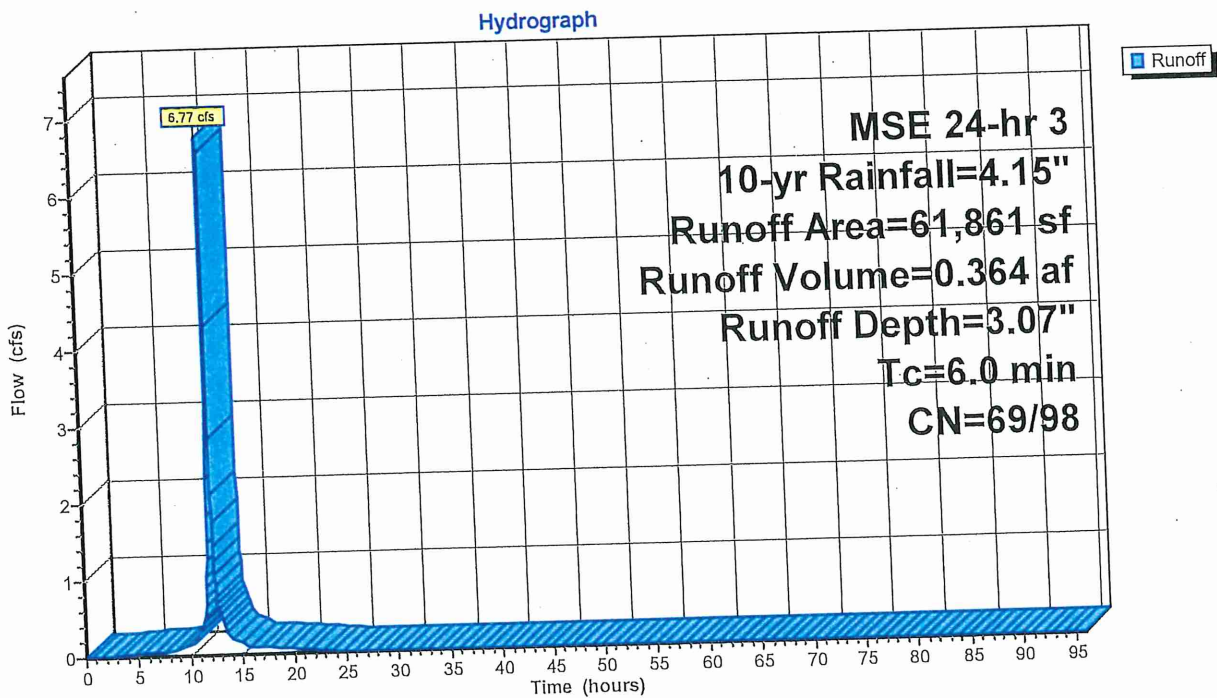
Runoff = 6.77 cfs @ 12.13 hrs, Volume= 0.364 af, Depth= 3.07"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.15"

Area (sf)	CN	Description
20,432	69	50-75% Grass cover, Fair, HSG B
41,429	98	Paved parking, HSG B
61,861	88	Weighted Average
20,432	69	33.03% Pervious Area
41,429	98	66.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment PRO-Mn: PRO-MnDOT



21-327 Prelim drainage

MSE 24-hr 3 10-yr Rainfall=4.15"

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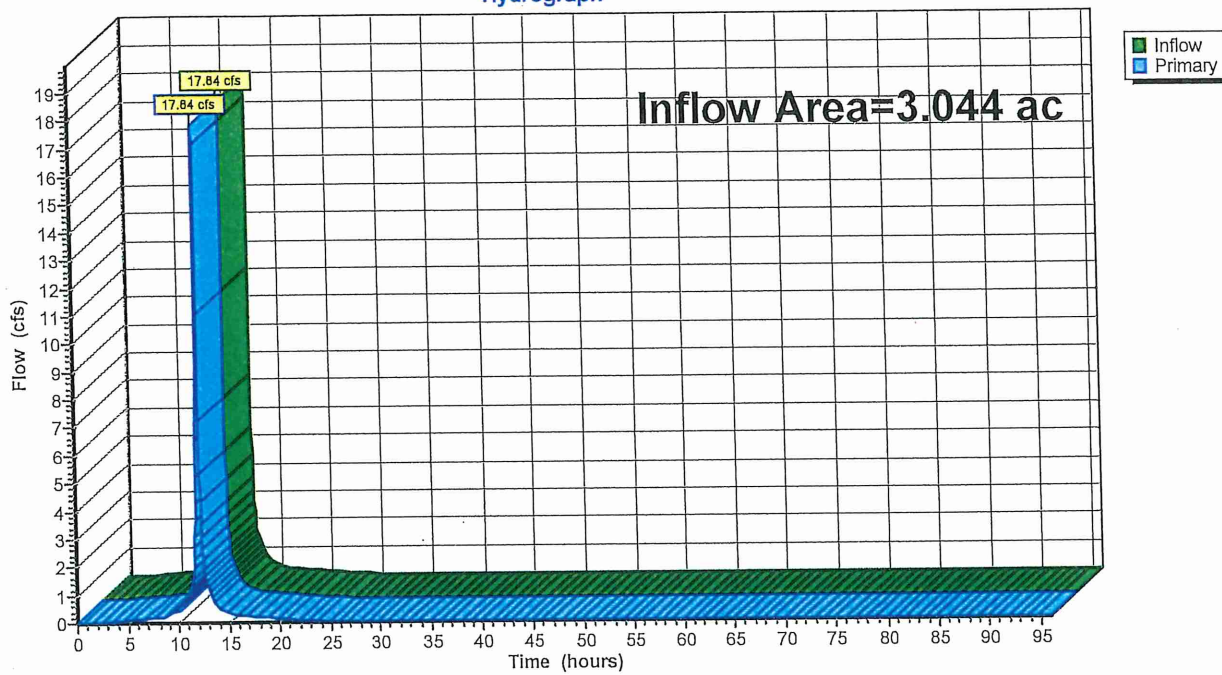
Summary for Link EX: Existing

Inflow Area = 3.044 ac, 97.65% Impervious, Inflow Depth = 3.85" for 10-yr event
Inflow = 17.84 cfs @ 12.13 hrs, Volume= 0.978 af
Primary = 17.84 cfs @ 12.13 hrs, Volume= 0.978 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Link EX: Existing

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 10-yr Rainfall=4.15"

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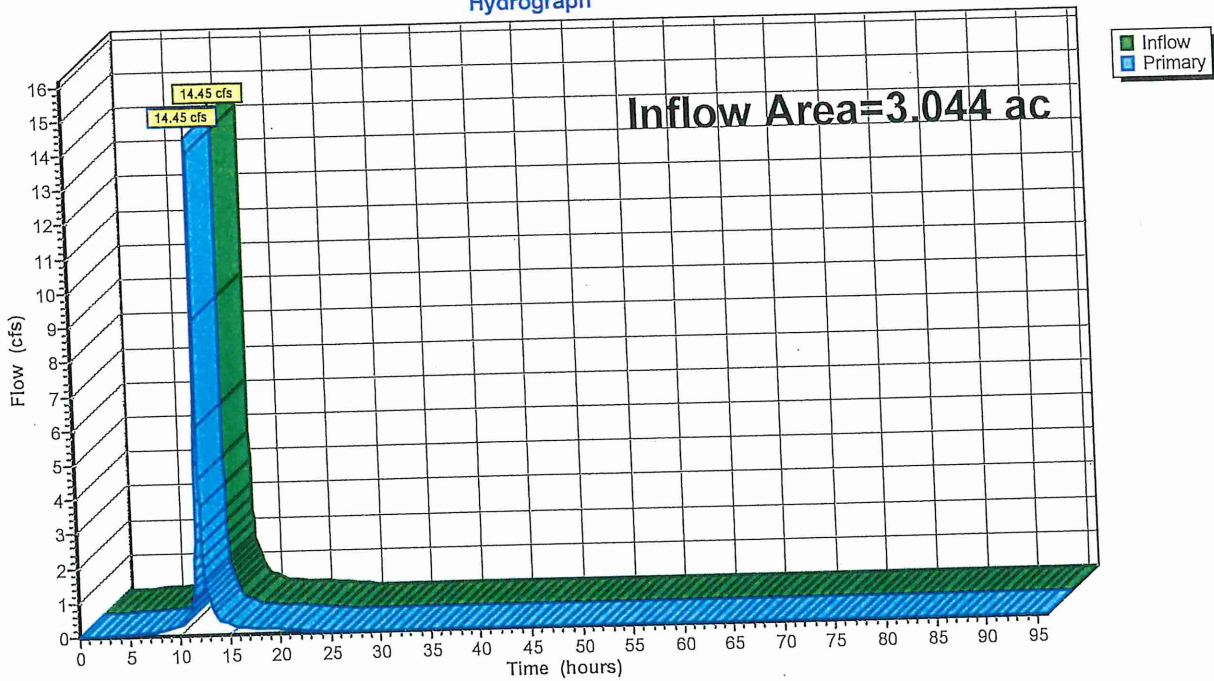
Summary for Link PRO: Proposed

Inflow Area = 3.044 ac, 66.26% Impervious, Inflow Depth = 3.05" for 10-yr event
Inflow = 14.45 cfs @ 12.13 hrs, Volume= 0.775 af
Primary = 14.45 cfs @ 12.13 hrs, Volume= 0.775 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Link PRO: Proposed

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 100-yr Rainfall=7.43"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points x 2
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-CNTY: EX-COUNTY Runoff Area=70,747 sf 100.00% Impervious Runoff Depth=7.19"
Tc=6.0 min CN=0/98 Runoff=17.37 cfs 0.973 af

Subcatchment EX-MNDOT: EX-MnDOT Runoff Area=61,861 sf 94.96% Impervious Runoff Depth=7.02"
Tc=6.0 min CN=69/98 Runoff=14.91 cfs 0.831 af

Subcatchment PRO-CNTY: PRO-COUNTY Runoff Area=70,747 sf 65.63% Impervious Runoff Depth=6.05"
Tc=6.0 min CN=69/98 Runoff=15.25 cfs 0.819 af

Subcatchment PRO-Mn: PRO-MnDOT Runoff Area=61,861 sf 66.97% Impervious Runoff Depth=6.09"
Tc=6.0 min CN=69/98 Runoff=13.41 cfs 0.721 af

Link EX: Existing Inflow=32.28 cfs 1.804 af
Primary=32.28 cfs 1.804 af

Link PRO: Proposed Inflow=28.66 cfs 1.540 af
Primary=28.66 cfs 1.540 af

Total Runoff Area = 6.089 ac Runoff Volume = 3.344 af Average Runoff Depth = 6.59"
18.05% Pervious = 1.099 ac 81.95% Impervious = 4.990 ac

21-327 Prelim drainage

MSE 24-hr 3 100-yr Rainfall=7.43"

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Summary for Subcatchment EX-CNTY: EX-COUNTY

Runoff = 17.37 cfs @ 12.13 hrs, Volume= 0.973 af, Depth= 7.19"

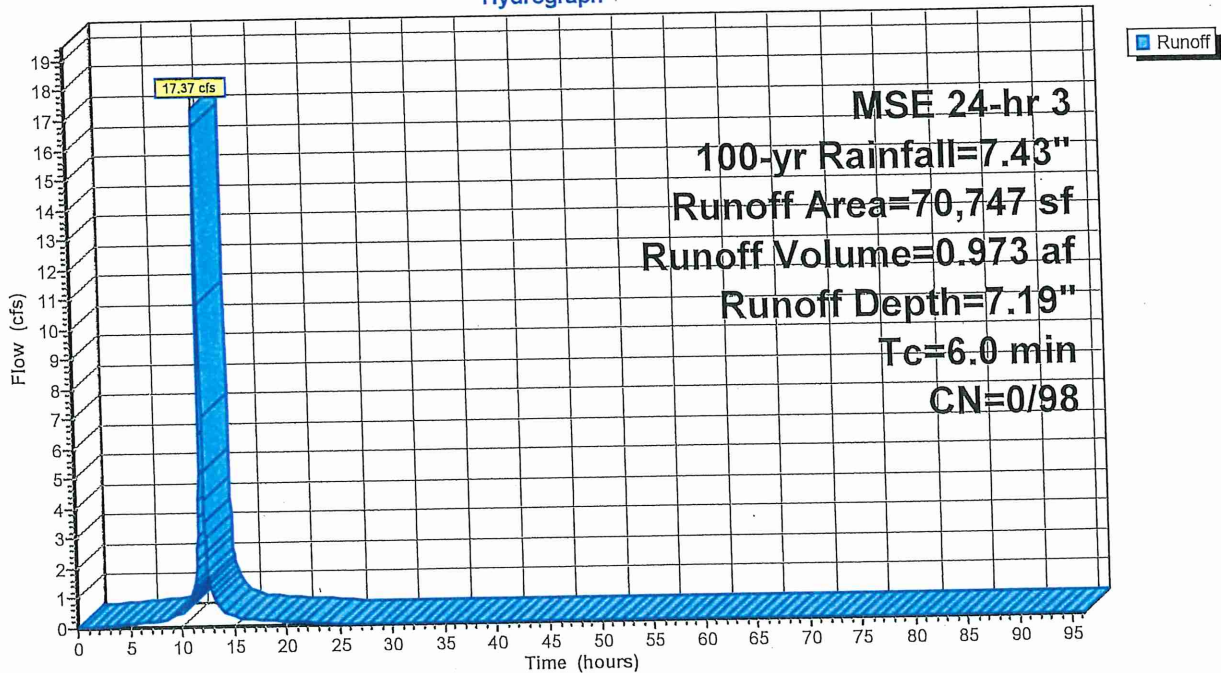
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=7.43"

Area (sf)	CN	Description
0	69	50-75% Grass cover, Fair, HSG B
70,747	98	Paved parking, HSG B
70,747	98	Weighted Average
70,747	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment EX-CNTY: EX-COUNTY

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 100-yr Rainfall=7.43"

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Summary for Subcatchment EX-MNDOT: EX-MnDOT

Runoff = 14.91 cfs @ 12.13 hrs, Volume= 0.831 af, Depth= 7.02"

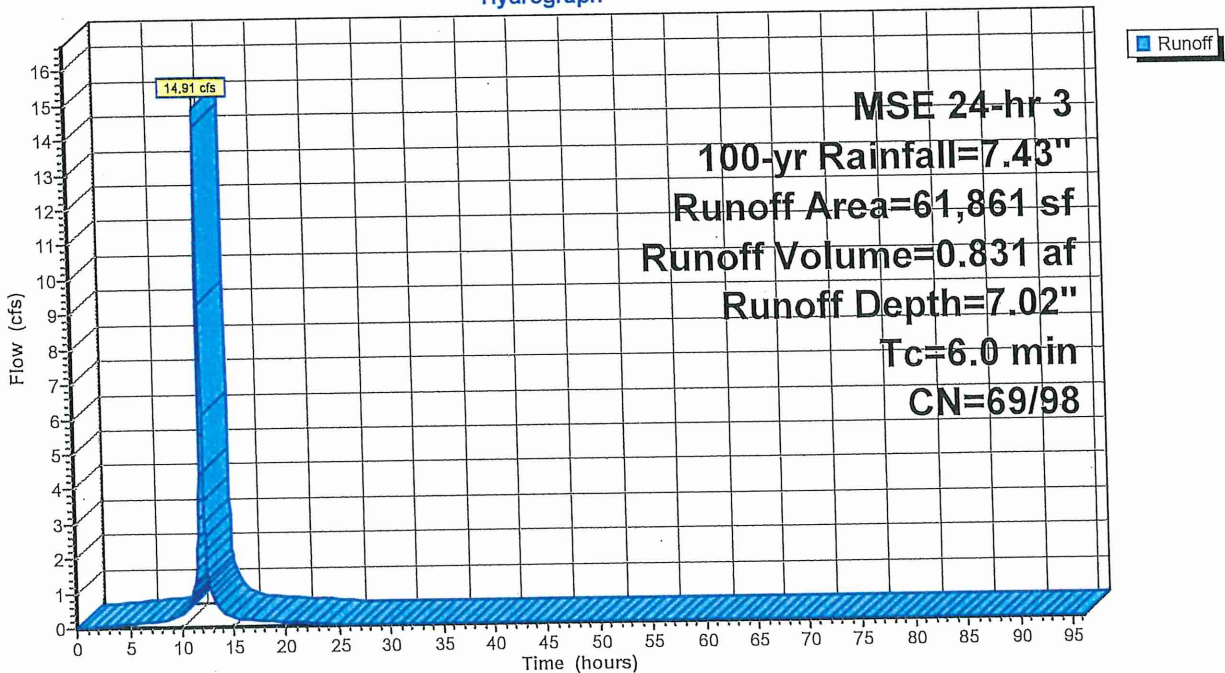
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=7.43"

Area (sf)	CN	Description
3,115	69	50-75% Grass cover, Fair, HSG B
58,746	98	Paved parking, HSG B
61,861	97	Weighted Average
3,115	69	5.04% Pervious Area
58,746	98	94.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment EX-MNDOT: EX-MnDOT

Hydrograph



21-327 Prelim drainage

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MSE 24-hr 3 100-yr Rainfall=7.43"

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Summary for Subcatchment PRO-CNTY: PRO-COUNTY

Runoff = 15.25 cfs @ 12.13 hrs, Volume= 0.819 af, Depth= 6.05"

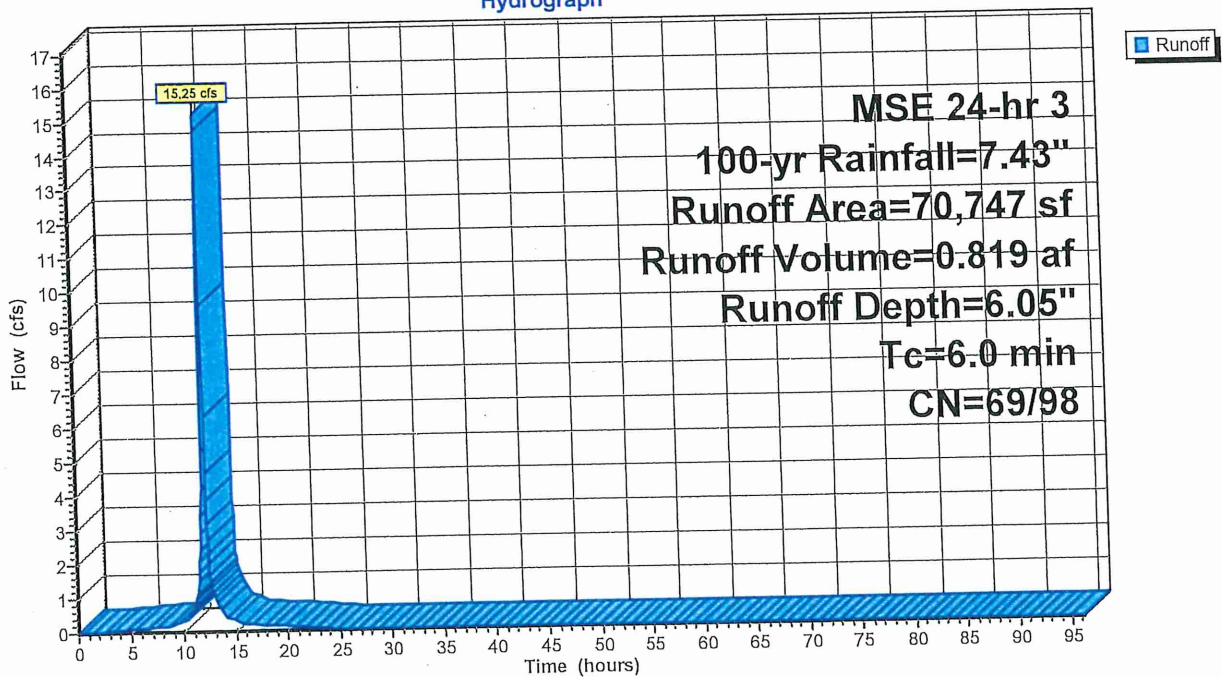
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-yr Rainfall=7.43"

Area (sf)	CN	Description
24,313	69	50-75% Grass cover, Fair, HSG B
46,434	98	Paved parking, HSG B
70,747	88	Weighted Average
24,313	69	34.37% Pervious Area
46,434	98	65.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment PRO-CNTY: PRO-COUNTY

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 100-yr Rainfall=7.43"

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Summary for Subcatchment PRO-Mn: PRO-MnDOT

Runoff = 13.41 cfs @ 12.13 hrs, Volume= 0.721 af, Depth= 6.09"

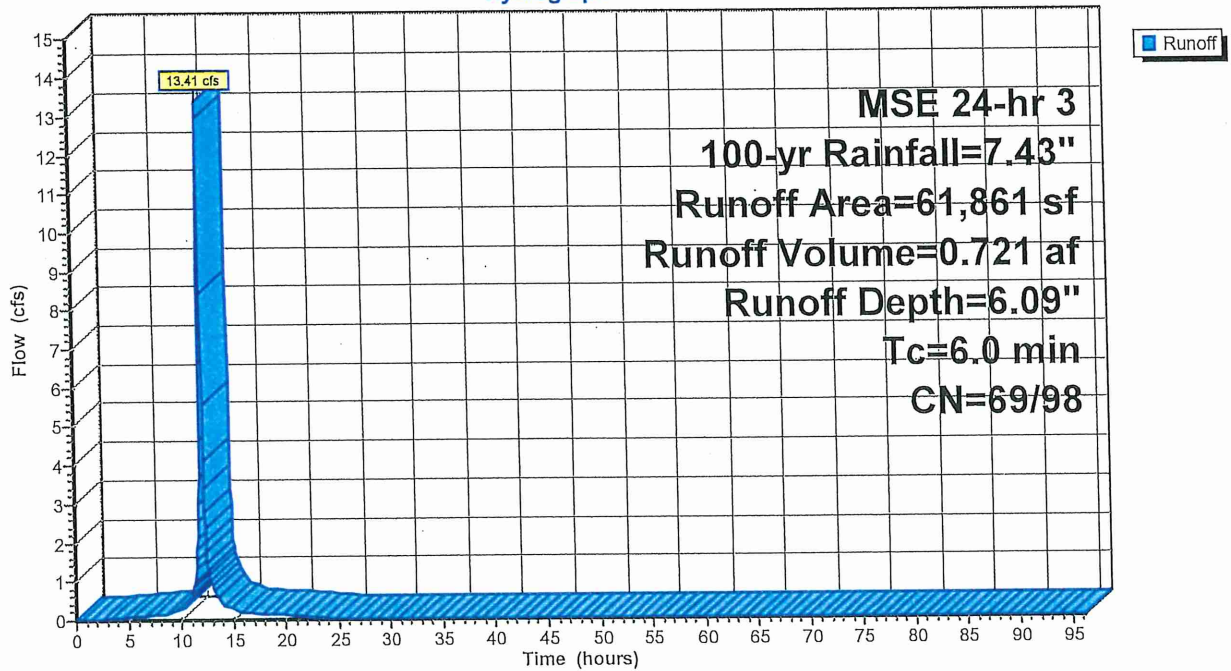
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=7.43"

Area (sf)	CN	Description
20,432	69	50-75% Grass cover, Fair, HSG B
41,429	98	Paved parking, HSG B
61,861	88	Weighted Average
20,432	69	33.03% Pervious Area
41,429	98	66.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, direct

Subcatchment PRO-Mn: PRO-MnDOT

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 100-yr Rainfall=7.43"

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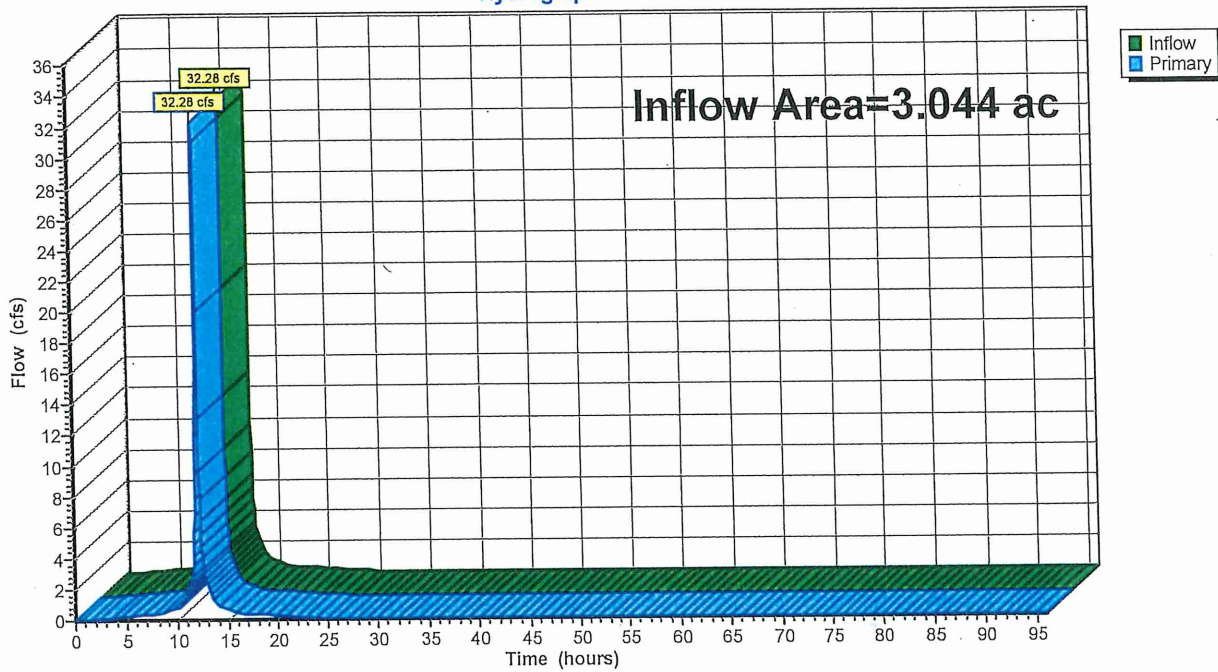
Summary for Link EX: Existing

Inflow Area = 3.044 ac, 97.65% Impervious, Inflow Depth = 7.11" for 100-yr event
Inflow = 32.28 cfs @ 12.13 hrs, Volume= 1.804 af
Primary = 32.28 cfs @ 12.13 hrs, Volume= 1.804 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Link EX: Existing

Hydrograph



21-327 Prelim drainage

MSE 24-hr 3 100-yr Rainfall=7.43"

Prepared by {enter your company name here}

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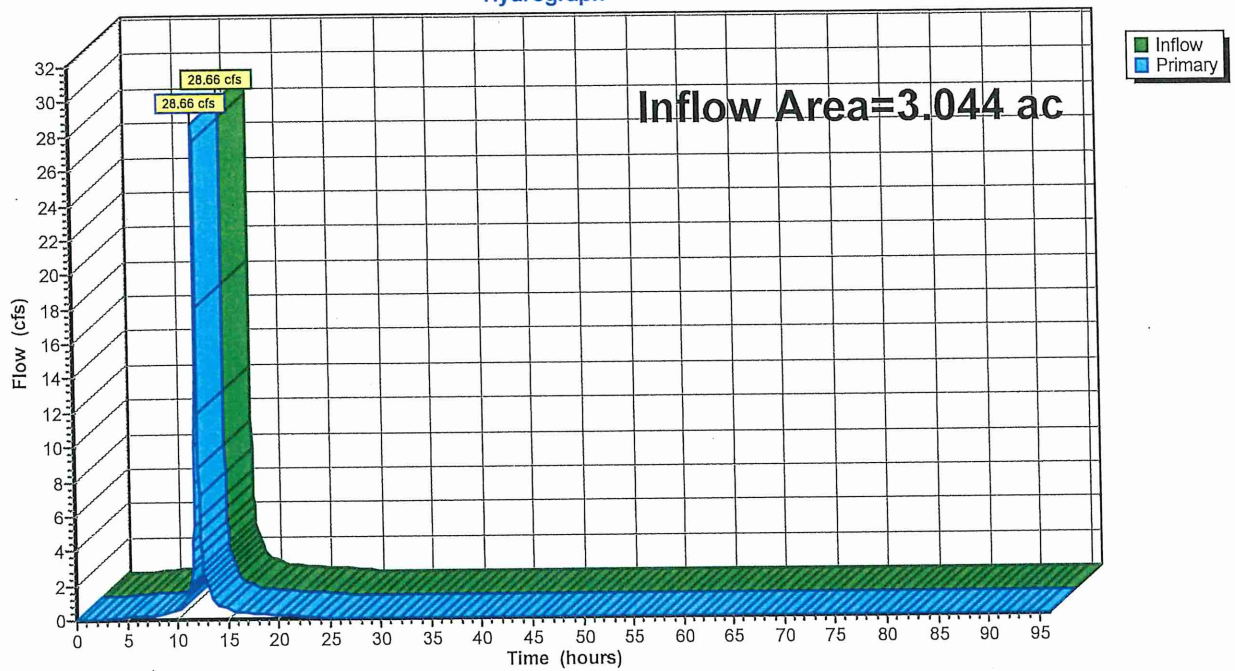
Summary for Link PRO: Proposed

Inflow Area = 3.044 ac, 66.26% Impervious, Inflow Depth = 6.07" for 100-yr event
Inflow = 28.66 cfs @ 12.13 hrs, Volume= 1.540 af
Primary = 28.66 cfs @ 12.13 hrs, Volume= 1.540 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs

Link PRO: Proposed

Hydrograph



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September 3, 2021

Mr. Neil Jensen
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
Cannonball Apartments
Review of Rezone and PUD Documents – Preliminary Site Plan

Dear Neil:

We have reviewed the preliminary site plan and related documents for the referenced project. The following comments cover the engineering related items as submitted by G-Cubed Engineering:

1. (b) 2 - Survey; The Developer should submit the amended access agreement with McDonalds during the final plan submittal.
2. (b) 5 – Traffic Circulation; We reviewed the traffic estimate and concur with the number of trips that will be generated. The two abutting roadways are Goodhue County roads and thus are subject to their jurisdiction. The decision to require a traffic study and roadway improvements, such as turn lanes, should be made by Goodhue County. The Developer will need to contact the Goodhue County Engineer.
3. (b) 7 – Public Open Space; The City should discuss if they want to require sidewalks or trails to be built now or in the future. Who should pay for these improvements should also be discussed.
4. (b) 8 – Locate existing structures; We will review the site plan after final plan submittal.
5. (g) Grading and Drainage Plan; Final storm water sizing will be reviewed during the final plan submittal and after comments are received from MnDOT and Goodhue County. All drainage leaving the site will flow through either MnDOT or Goodhue County right-of-way.

We reviewed water main and sanitary sewer capacity with City staff. Based on these discussions the existing infrastructure is adequate to serve this project.

6. (h) Erosion Control; We will review the erosion control plans after final plan submittal.

Mr. Neil Jensen
Page 2 of 2

We recommend approval of the preliminary site plan.

Please contact us if you have any questions.

Sincerely,
WHKS & CO.

A handwritten signature in black ink, appearing to read "William Angerman", written over a horizontal line.

William Angerman, P.E.

WKA/dds

Cc: Dianne Howard, City of Cannon Falls
Dan Howard, City of Cannon Falls
Laura Qualey, City of Cannon Falls
Greg Isakson, Goodhue County
Mark Welch, G-Cubed