

TO: MAYOR AND CITY COUNCIL

FROM: DIANNE HOWARD, ZONING ADMINISTRATOR

SUBJECT: Rezone and Preliminary Plat for Towering Bluffs, Greg Jablonske

MEETING DATE: Tuesday, December 20, 2022

BACKGROUND

A Planning Commission meeting was held Monday, December 12, 2022 for a public hearing to consider a request for a rezone and preliminary plat of Towering Bluffs by owner, Greg Jablonske; PID's #525400014, #525400010, #525400016, #525400013, #525400015. *Zoning is currently R-2, Single Family Residential District and R-E Residential Estate District.* Planning Commission approved this request unanimously by roll call.

PROJECT DETAILS

Staff is proposing a zone of *Planned Unit Development—Zoning* for this development due to the varying sizes and styles of lots and homes that will be implemented. This plat will be developed in two phases. Phase I will be 22 lots and Phase 2 will be 52 lots. The total site area is 118.50 acres.

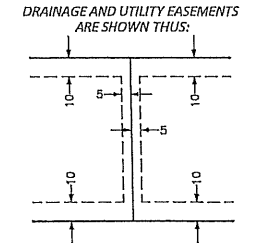
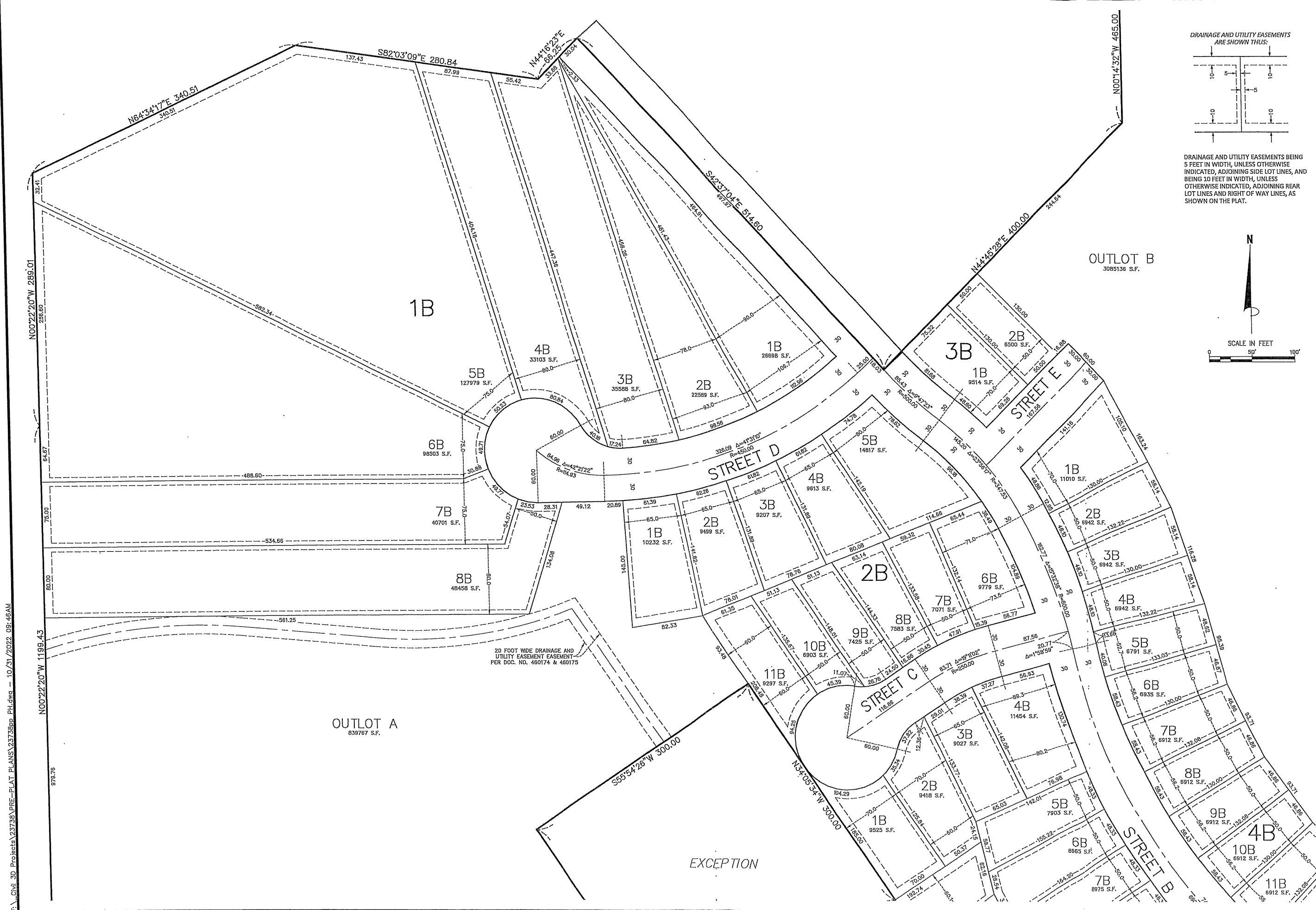
The following exhibits are enclosed to further describe the proposal:

1. Towering Bluffs Preliminary Plat
2. Development Application
3. GIS Towering Bluffs boundary map
4. GIS Towering Bluffs overhead map
5. GIS zoning map
6. Towering Bluffs zoning response letter
7. Towering Bluffs engineering response letter

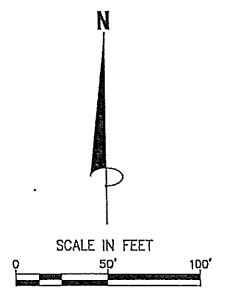
Staff recommends approval of the Application.

REQUESTED COUNCIL ACTION

City Council is being asked to adopt Resolution 2665 for a Rezone and Preliminary Plat for Towering Bluffs, PID's #525400014, #525400010, #525400016, #525400013, #525400015.



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES AND RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.



James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2899 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
 PHONE: 652.890.8044
 www.jrhinc.com



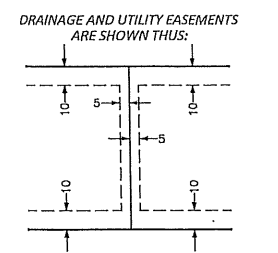
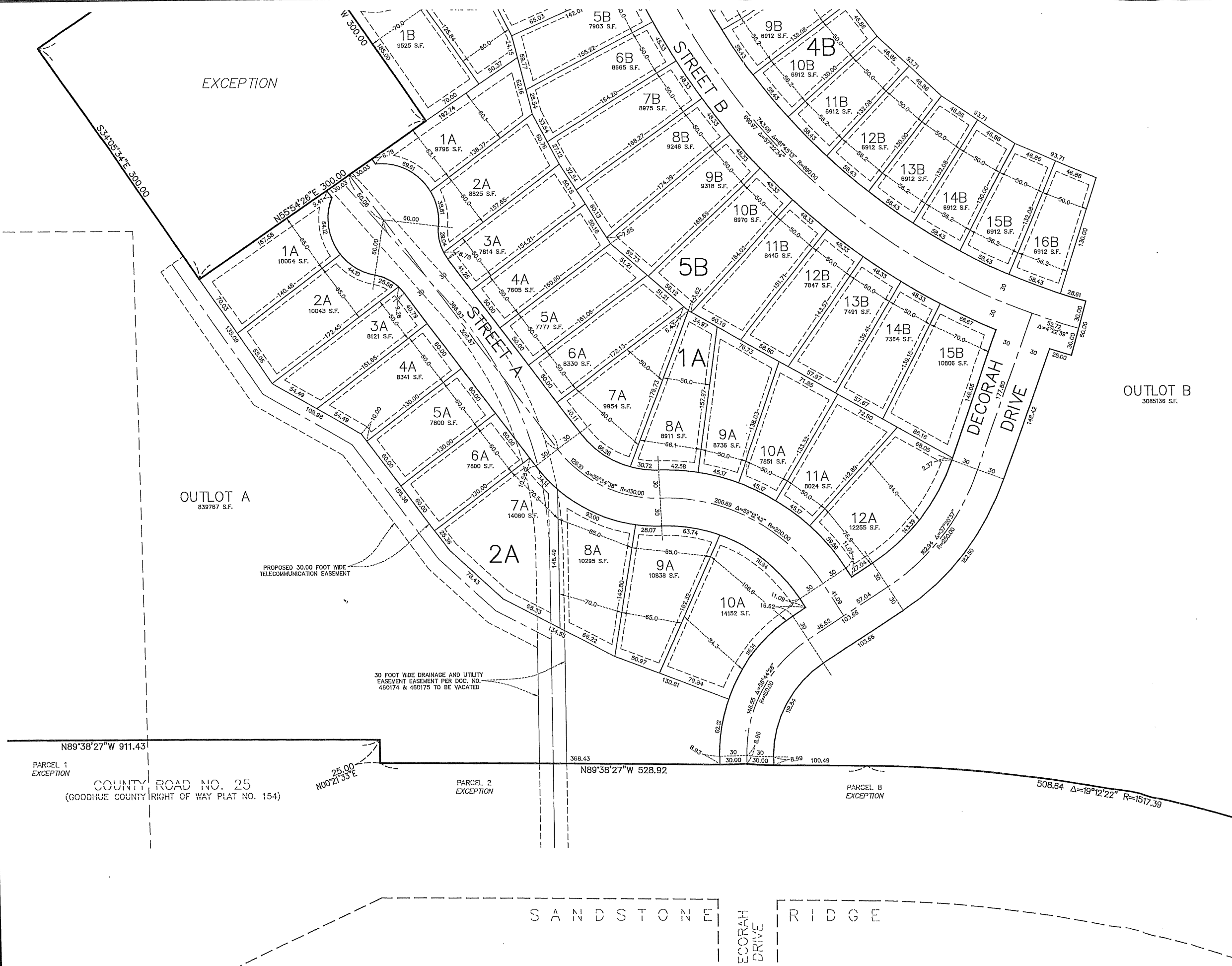
TOWERING BLUFFS
 CANNON FALL, MINNESOTA
 PRELIMINARY PLAT
 FOR
 GREG J HOMES
 8475 VERNILLION ST., HASTINGS, MN 55033

DRAWN BY
 PLM
 DATE
 10/31/2022
 REVISIONS

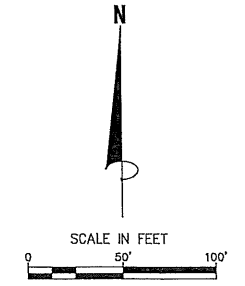
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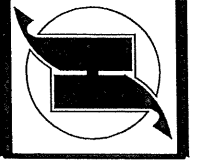
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DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES AND RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.



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TOWERING BLUFFS
 CANNON FALL, MINNESOTA
PRELIMINARY PLAT
 FOR
GREG J HOMES
 3475 VERMILION ST., HASTINGS, MN 55033

DRAWN BY
 PLM
 DATE
 10/31/2022
 REVISIONS

CAD FILE
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11/15/22

\$1000



DEVELOPMENT APPLICATION

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

SUBJECT TO STAFF REVIEW

Street Location of Property: _____

Legal Description of Property: _____

Owner of Record: Name: GREGORY A. JABLONSKIE
 Daytime Phone: 651-248-
 Address: 3475 Vermilion
HASTINGS, MN. 55033
 E-Mail Address: greg.jablonske@edina realty.com

Applicant (if other than owner) Name: _____ Notary Stamp
 Daytime Phone: _____
 Address: _____
 E-Mail Address: _____

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

- | | | | | |
|----------|-------------------------------------|------------------------|--------------------------|-----------------------------------|
| Request: | <input type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> | Variance |
| | <input type="checkbox"/> | Concept | <input type="checkbox"/> | Interim Use Permit |
| | <input checked="" type="checkbox"/> | Preliminary Plat | <input type="checkbox"/> | Amendment |
| | <input checked="" type="checkbox"/> | Final Plat | <input type="checkbox"/> | CUP/PUD. <u>Need</u> |
| | <input type="checkbox"/> | Administrative | <input type="checkbox"/> | Site Plan Review |
| | <input type="checkbox"/> | Administrative Permit | <input type="checkbox"/> | Special Home Occupation |
| | <input type="checkbox"/> | Vacation | <input type="checkbox"/> | Annexation Petition |
| | <input type="checkbox"/> | Comp Plan Amendment | <input type="checkbox"/> | Appeal |
| | <input type="checkbox"/> | Other | | |

3

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

Date Application Received: 11/19/22

Date Submission Deemed to be Complete: _____

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

Preliminary Plat - Powering Bluffs

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:

Gregory A. Jablonske
Property Owner

Date: _____

Gregory A. Jablonske
Applicant (if not the Property Owner)

Date: 11-9-2022

FOR CITY USE ONLY

Date Application Filed: 11/15/12

Basic Fees: 1000.00

Received By: dr

Escrow Deposit: _____

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

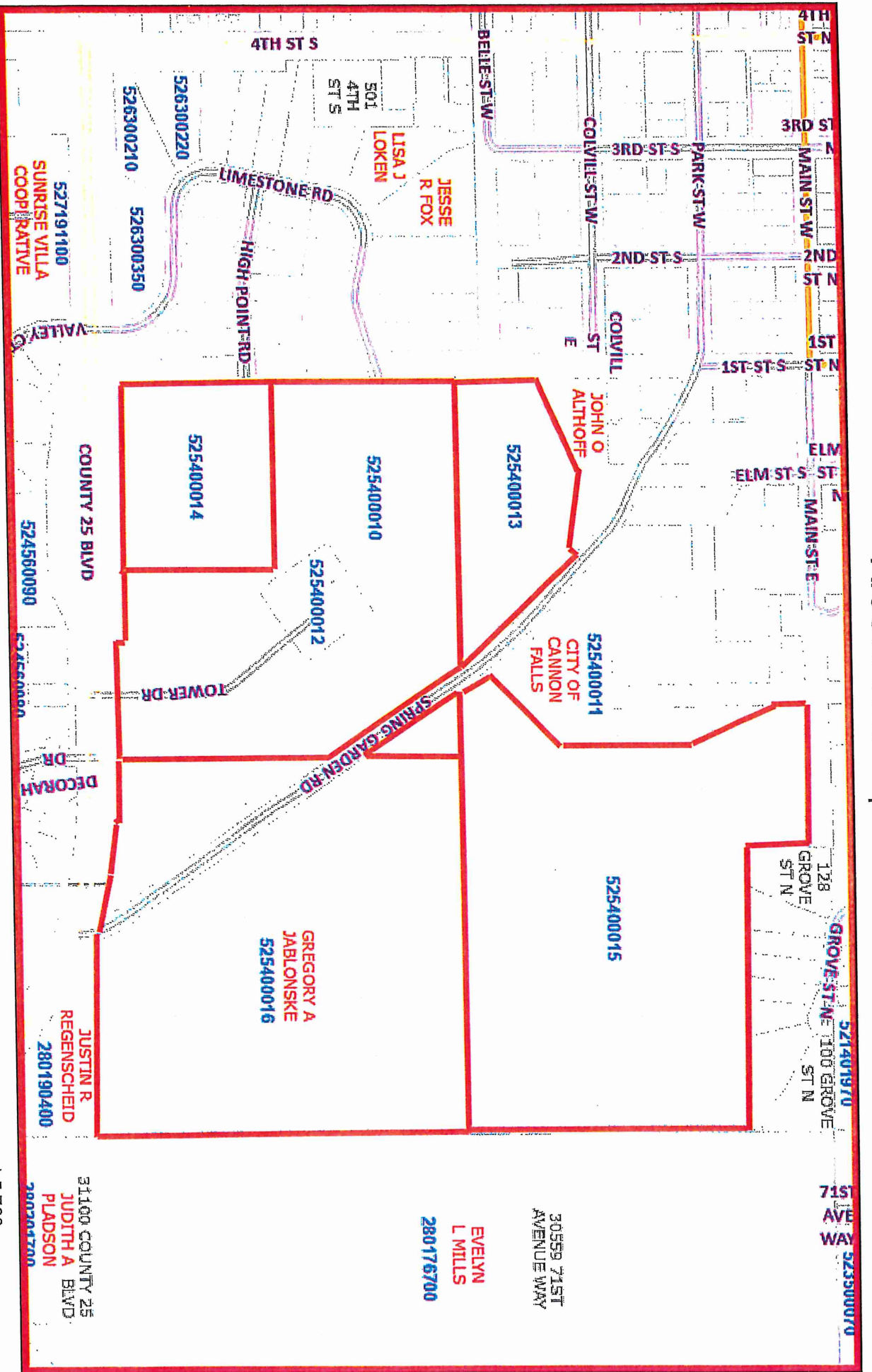
Date of Planning Commission Meeting: 12/12/12

Recommendation of Planning Commission on: _____ Approve Deny

Recommendation of City Council on: _____ Approve Deny

Subject to following conditions: _____

ArcGIS WebMap



November 21, 2022

Goodhue County Roads

CEM; : OCTY; OCRLN; CTRLN

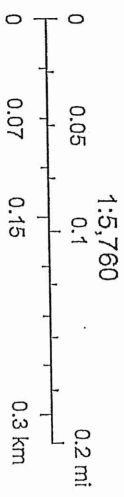
CSAHP; CRP

SHWY

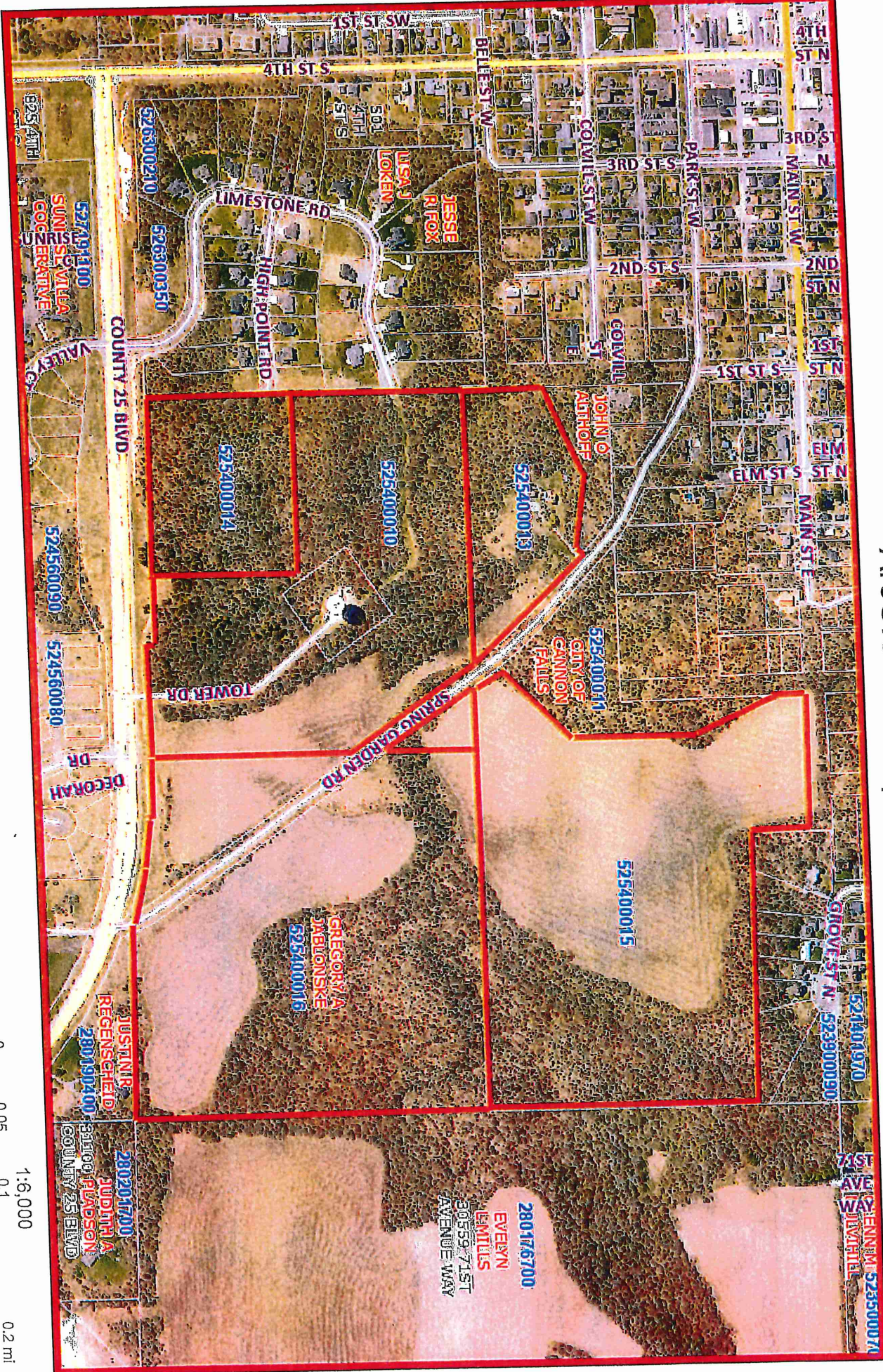
Full Address

PIN

Full Name

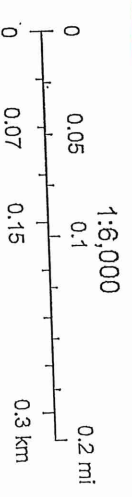


ArcGIS WebMap

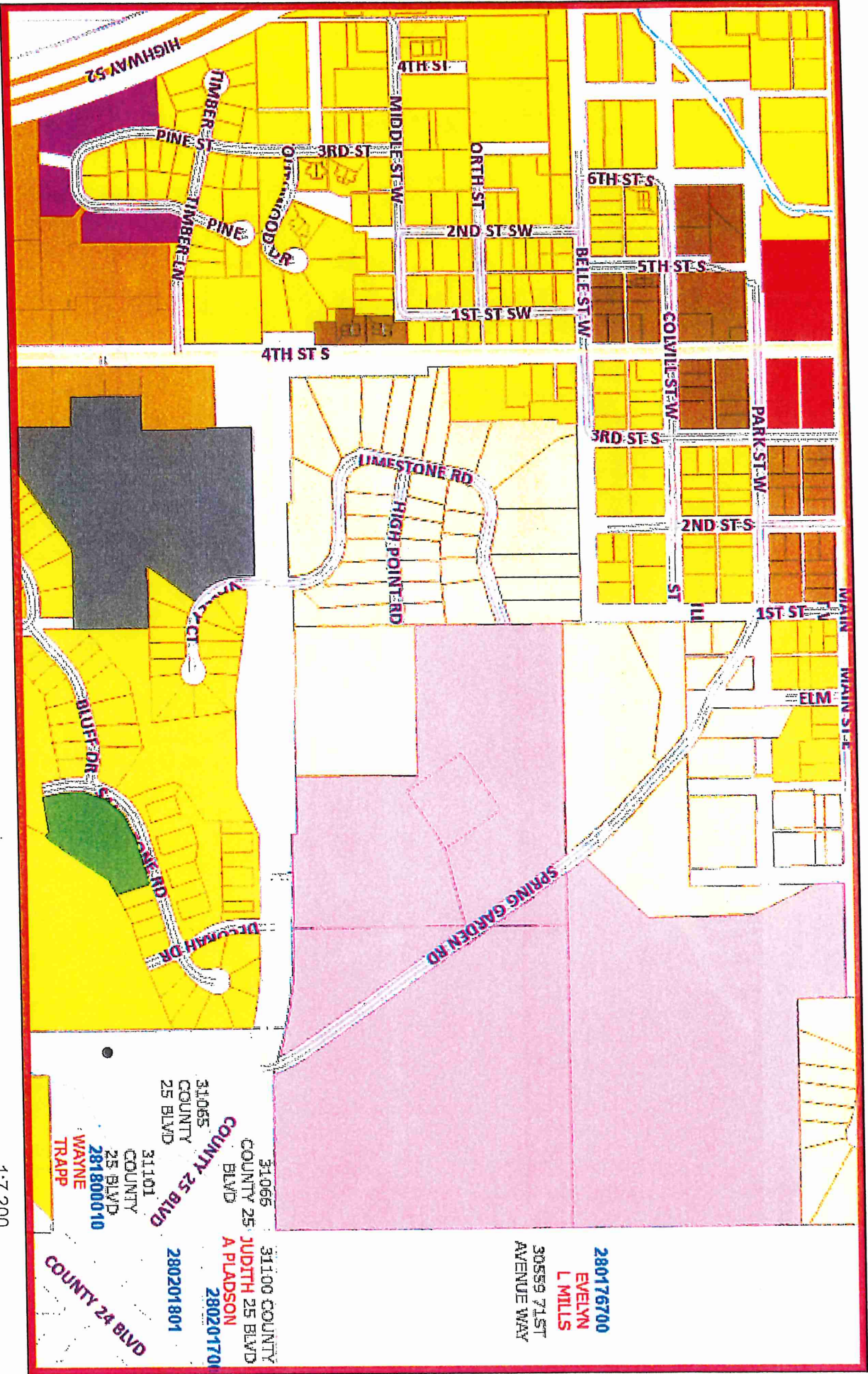


November 21, 2022
 Goodhue County Roads
 CEM; : OCTY; OCRLN; CTRLN
 CSAHP; CRP

SHWY
 Full Address
 Full Name
 Parcels
 PIN

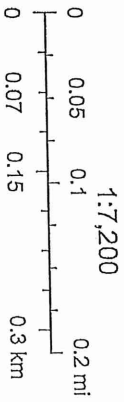


ArcGIS WebMap



December 8, 2022

- Cannon Falls Zoning
- B-1, Central Business District
- B-2, General Business District
- PUD, Planned Unit Developmental District
- R-1, Single Family Residential District
- R-2, Medium Density Residential District
- R-3, High Density Residential District
- R-4, Single Family Manufactured Home Park
- RE, Residential Estate District



December 9, 2022

RE: Towering Bluffs, Jablonske

On Tuesday, December 6, 2022, Neil Jensen, Bill Angerman and I met with Greg Jablonske and his engineer Joel Cooper for a preliminary plat staff meeting.

Below are the zoning issues that need to be discussed with the Planning Commission and City Council in regards to the Towering Bluffs preliminary plat:

1. We are proposing a zone of: *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. This may include an ask for conditions such as side setbacks and sidewalks/trails options as explained below.

2. Side setbacks: 5 ft. side setbacks are being proposed.

The minimum side setbacks in most residential districts are currently 10 feet., with the exception of 5 feet on a garage side only when accommodating an attached garage. (Staff recommends the 5 ft. setback be approved as a PUD condition.)

3. Proposed sidewalks on one side only of residential streets in certain designated areas intermixed with trails in other designated areas.

§151.109. (30) *Sidewalks*. Concrete sidewalks, four inches thick except at driveways where greater thickness shall be required, five-feet wide in residential areas and of a width as directed in other areas, are required as described in § 151.110 of this chapter. Sidewalks shall be installed prior to the installation of the bituminous wear course. The developer shall notify all lot purchasers of sidewalk construction plans.

The proposed trails would eventually extend throughout the development and potentially connect to adjacent existing trails to provide safer walking routes with more flexibility for biking, etc. (The City Administrator is recommending approval of the proposed sidewalk and trail plan.)

4. In addition, an apartment complex is being proposed in the Towering Bluffs Development. Due to being in the early preliminary stages of planning, details on the design are very limited. To date, we are proposing an *R-4 High Density Residential District/Planned Unit Development Process* zone for this apartment complex.

Full details will be provided for the apartment complex when the final plat is ready for Planning Commission and City Council consideration.

5. We are requiring applicant's compliance on completion of PUD process.

Respectfully,
Dianne Howard, Zoning Administrator

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com

whks

engineers + planners + land surveyors

December 8, 2022

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

RE: Cannon Falls, MN
Towering Bluffs Subdivision
Review of Preliminary Plat and Plans

Dear Neil:

We have reviewed the revised preliminary plat and plans for the referenced project, as requested. We offer the following comments on the submitted plat and plans.

1. Zoning items and development fees that apply to this site should be discussed with the City Administrator and Zoning Administrator – Dianne Howard.
2. A general development plan was previously submitted in February 2003 and was included in the approved Environmental Assessment Worksheet (EAW).
3. A pre-application meeting occurred on December 6, 2022. It was previously determined that a neighborhood meeting was not required per section 151.077 (A) and (B) of the ordinance.
4. The Developer needs to coordinate the preliminary plat review with Goodhue County.
5. Grading and tree removal is shown on City property (water tower site) outside of the plat. Permission to grade should be included in the development agreement.
6. An existing 12-inch watermain is shown between Lots 7A and 8A, Block 2A. The 30-foot easement is shown to be vacated. This easement and watermain will remain in place. The house pad for Lot 7A will need to be adjusted to keep the house outside of the existing easement.
7. City Staff and the Developer are recommending sidewalks be placed on one side of Streets "B" and "D". No sidewalk will be installed on Streets "A", "C" and "E". The sidewalk will connect the easterly end of Limestone Road to the proposed apartment and continue to Streets "D" and "B". A trail is proposed along Decorah Drive from County Road 25 to the northeasterly corner of the property. The trail will eventually connect to Minnesota Highway 19 near the school.
8. All proposed storm water management basins need to be located within an Outlot and dedicated to the City once the subdivision is accepted. All storm water management

basins should have a safe overflow shown on the plans. An access route should be shown to all storm water basins. The Developer has indicated the trail will most likely be the access route for the easterly storm water basin.

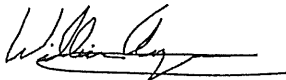
9. A legend defining house styles and key house elevations should be included with the final grading plan.
10. All final plan and profile sheets should have a maximum scale of 1" = 50' on 11"x17" sized sheets.
11. The Developer agreed to provide a 100' x 100' right of way at the easterly end of Limestone Road and High Point Road.
12. The southeasterly end of Spring Garden Road should be temporarily connected to Decorah Drive at the end of the first phase of construction. Ultimately Spring Garden Road will be removed.
13. The existing home on the northerly side of the property should be shown. The future of the existing Spring Garden Road north of the proposed development was discussed with the Developer. The discussion centered around keeping the gravel road as a private driveway for the one property owner located north of the proposed subdivision. The City and Developer will need to decide what to do during the next phase of construction.
14. A geotechnical report should be submitted for the subdivision with the final plat and plans. Please note the area to the south had problems with expansive soils.

We would recommend approval of the proposed plat and plans conditional upon the above items being addressed.

Please contact us if you have any questions.

Sincerely,

WHKS & CO.



William Angerman, P.E.
Cannon Falls Consulting City Engineer

Cc: Dianne Howard, City of Cannon Falls
Dan Howard, City of Cannon Falls
Joel Cooper, James R. Hill
Greg Jablonske, Greg J. Homes
Greg Isakson, Goodhue County
Daren Sikkink, WHKS

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

RESOLUTION NUMBER 2665

**REZONE AND PRELIMINARY PLAT TOWERING BLUFFS
GREG JABLONSKE, OWNER**

WHEREAS, the Cannon Falls City Council conducted a public hearing on Tuesday, December 20, 2022 to accept testimony related to a request by Greg Jablonske to property that he owns located north of County Road 25 from R-2 Single Family Residential District and R-E Residential Estate District to Planned Unit Development Zoning District to be called Towering Bluffs (“Plat”). This plat will be developed in two phases. Phase 1 will be 22 lots and Phase 2 will be 52 lots. Based upon public testimony along with project information presented and considered, the Cannon Falls City Council hereby finds:

- A. The property that is proposed to be rezoned from R-2 Single Family Residential District and RE Residential Estate District to Planned Unit Development Zoning District and is described as PID’s #525400014, #525400010, #525400016, #525400013 & #525400015 (“Subject Property”) and
- B. The Subject Property is estimated to be 118.50 acres; and
- C. The Subject Property is predominately agricultural land; and
- D. Jablonske proposed to develop the Subject Property for residential land use; and
- E. In considering zoning ordinance amendments, Section §152.057 of the Cannon Falls Zoning Ordinance directs consideration of the possible effects of rezoning. Five specific effects to be considered are listed. The five effects of the Planning Commission’s findings relating to them are:

1) 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.

The City’s Comprehensive Plan guides this property as follows, property abuts single family uses to the west and agricultural land to all other sides. Residential use is appropriate which is consistent with the proposed rezone and Plat.

2) The proposed use is or will be compatible with present and future land uses of the area.

Residential use conforms with the Subdivision and Zoning Code. The development will be required to conform with all performance standards.

- 3) **The proposed use conforms or will be compatible with all performance standards in this chapter.**

The City's existing public services are sufficient to serve the proposed subdivision.

- 4) **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

The City's existing public services are sufficient to serve the proposed subdivision.

- 5) **Traffic generated by the proposed use is within capabilities of streets serving the property.**

The streets in the area are sufficient to serve the propose subdivision.

WHEREAS, the Planning Commission held a public hearing on Monday, December 12, 2022 to accept testimony relating to the application, and

WHEREAS, the Planning Commission finds the granting of the Rezone and Preliminary Plat is reasonable and in harmony with the general purposes and intent of the Zoning Ordinance, and in conformance with the City of Cannon Falls Comprehensive Plan.

WHEREAS, the Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for Rezone and Preliminary Plat be approved.

WHEREAS, the Cannon Falls City Council has reviewed the Preliminary Plat identified as "Towering Bluffs" and finds that the plat is not considered to be a Premature Subdivision as defined by Chapter 151.028 and that the proposed project can satisfy applicable performance standards of Chapter 151 and other City land development requirements.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Cannon Falls Planning Commission which are hereby adopted by the Cannon Falls City Council the findings cited herein that, subject to the following conditions (a) the Application to rezone the Subject Property to PUD Planned Unit Development Zoning is approved; and (b) the Preliminary Plat Application is approved; and

NOW THEREFORE BE IT FURTHER RESOLVED that the approvals contained herein are expressly conditioned on compliance with applicable standards of Chapter 151 (Subdivisions), all applicable procedures and requirements of Chapter 152 (Planned Unit Developments), and the recommendations of the City Engineer set forth in the attached December 8, 2022 letter from William Angerman, P.E., Cannon Falls Consulting City Engineer; and

NOW THEREFORE BE IT FURTHER RESOLVED that all conditions set forth herein must be met to the City's satisfaction prior to or at the time of final plat approval.

ADOPTED by the City Council of Cannon Falls this 12th day of December 2022.

CITY OF CANNON FALLS

John O. Althoff
Mayor

ATTEST: _____
Neil L. Jensen
City Administrator