

TO: Cannon Falls City Council
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Findings of Fact--Dollar General
DATE: August 6th, 2024

BACKGROUND

At the July 23rd meeting, City Council reconsidered the resolutions approving Dollar General.

Before you tonight are the resolutions accompanied by the relevant findings of fact for the Conditional Use Permit and Variances. The five votes at the last meeting were not received to overturn the Mayor's objection, so the resolutions were not approved. The findings of fact in front of you tonight highlight and explain the Council's decision to deny the resolutions.

The following are attached to further describe the proposal:

1. Resolution denying Conditional Use Permit for Dollar General
2. Resolution denying Variances for Dollar General
3. Exhibit A, Legal Description
4. Exhibit B, Plans

REQUESTED ACTION

Please consider and make a motion to approve Resolution 2775, denying the Conditional Use Permit for Dollar General, PID 52.480.0700. Please make a motion to approve Resolution 2776, denying Variances for Dollar General.



DEVELOPMENT APPLICATION

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

SUBJECT TO STAFF REVIEW

Street Location of Property: Northeast corner of 5th St. N & Dakota St. W (524800700)

Legal Description of Property: See attached

Owner of Record: Name: Acre Real Estate Holding LLC

Daytime Phone:

Address: 415 Main St.

Nerstrand MN, 55053

Applicant (if other than owner)

Name: Cannon Falls DG, LLC

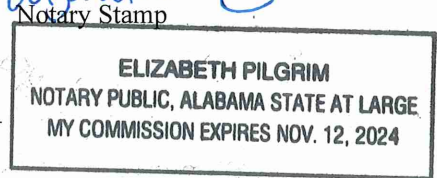
Daytime Phone: 205-968-9220

Address: 361 Summit Blvd., Suite 110

Birmingham, AL 35243

E-Mail Address: kfarrelly@cgpre.com

Handwritten signature of Elizabeth Pilgrim



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

- Request: [X] Conditional Use Permit [] Rezoning/Ordinance Text Amendment
[] Subdivision [X] Variance
[] Concept [] Interim Use Permit
[] Preliminary Plat [] Amendment
[] Final Plat [] CUP/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: 4/18/24

Date Submission Deemed to be Complete: [Signature]

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

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

[Signature]
Applicant (if not the Property Owner)

Date: _____

Date: 4/16/24



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 507-263-9308

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Notary Stamp

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Birmingham, AL 35243

E-Mail Address: kfarrelly@cgpre.com

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

- | | | | | |
|----------|-------------------------------------|---|-------------------------------------|-----------------------------------|
| Request: | <input checked="" type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision <i>PAID ✓</i> | <input checked="" type="checkbox"/> | Variance <i>PAID ✓</i> |
| | | <input type="checkbox"/> Concept | <input type="checkbox"/> | Interim Use Permit |
| | | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> | Amendment |
| | | <input type="checkbox"/> Final Plat | <input type="checkbox"/> | CUP/PUD |
| | | <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 | | |

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

Date Application Received: 4/18/24

Date Submission Deemed to be Complete: 30

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

Proposed development of a 10,640 sqft Dollar General retail store
at the northeast corner of 5th St. and Dakota St. The site is currently
zoned R-B, Residential Business, and retail is a conditional use in the
R-B district. We are requesting a parking variance, 48 are required &
Dollar General only needs 30 for this size of store. We are also requesting
a parking/drive aisle setback variance along the north property line,
10' setback is required and we're proposing 3.6'.


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.**

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SIGNED:

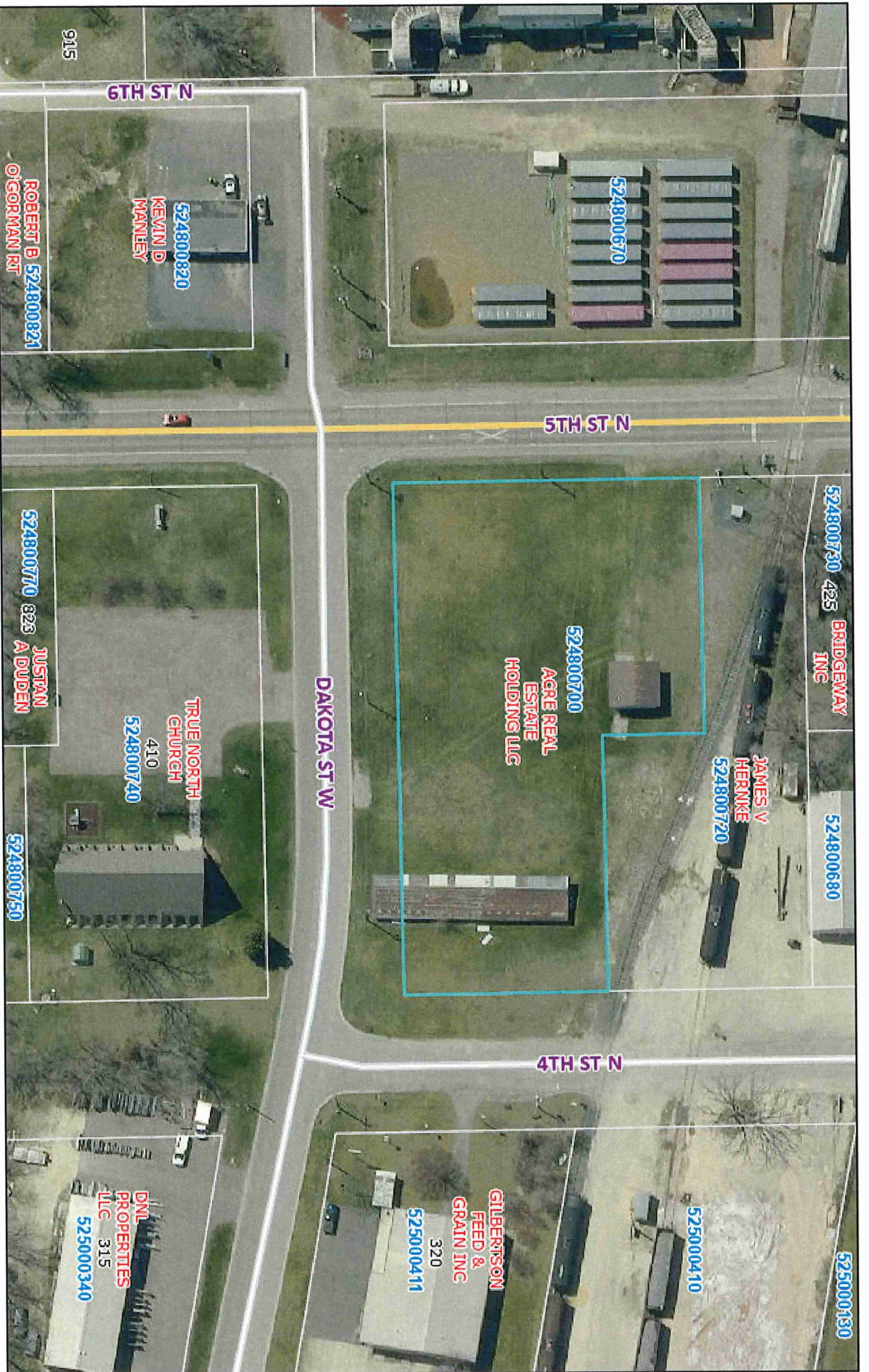

Property Owner

Date: 4/18/24


Applicant (if not the Property Owner)

Date: 4/16/2024

ArcGIS WebMap



May 9, 2024

Goodhue County Roads

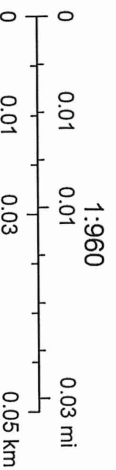
- CEM; ; OCTY; OCRLN; CTRLN
- SHWY

House Number

Full Name

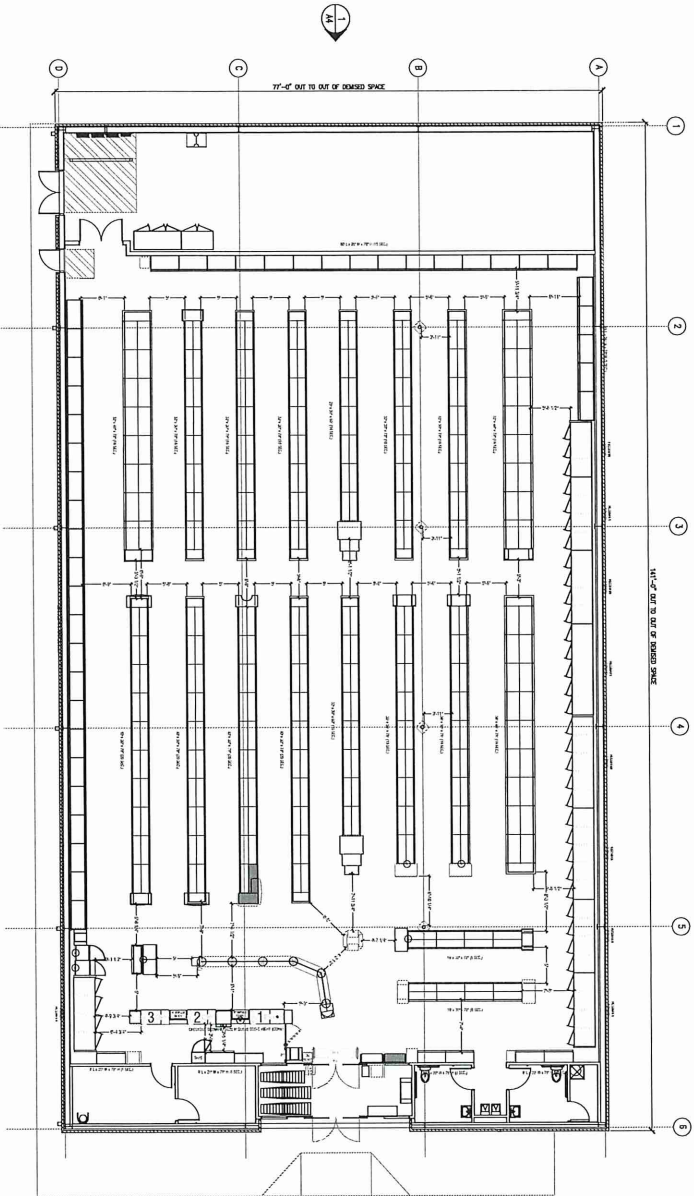
PIN

Parcels



DOLLAR GENERAL®

5th STREET NORTH & DAKOTA
STREET WEST
CANNON FALLS, MINNESOTA 55009



FLOOR/FIXTURE PLAN
SCALE: NOT TO SCALE

ch a d h a + associates
architectural • interior • design



220 WEST KUMONCE STREET SUITE 200 CHICAGO ILLINOIS 60606
1 312 322 2920 | www.merchplan.com | 1 312 322 2984

CG BUCHALTER, LLC
384 SUMMIT BLDG., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-2324



NEW ONE STORY RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

ISSUE FOR

NO.	DESCRIPTION	DATE
2.	DESIGN APPROVAL, REVISION	04/12/2014
1.	DESIGN APPROVAL	03/27/2014

FLOOR/FIXTURE
PLAN

A1

SHEET NO.

CGA-029 NO. 24-00193AS



5th STREET N - WEST
SCALE: NOT TO SCALE

BUILDING FACADE MATERIALS

- 
 BRONZE SHUTTERS
- 
 BALANCED BEIGE HARDIE PLANK SIDING
- 
 VAN DYKE BROWN HARDIE PLANK PANEL
- 
 WARM STONE SMOOTH FACE CMU
- 
 VAN DYKE BROWN SMOOTH FACE CMU



chadha + associates
architecture • interior • design

204517 LINDSEY STREET SUITE 100 CHICAGO, ILLINOIS 60648
773.233.2925 | www.chadhaassociates.com | 1.312.333.9884

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4384



NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

NO.	ISSUE FOR	DATE
1	ISSUE FOR PERMIT	04/17/2024
2	ISSUE FOR PERMIT	04/17/2024
3	ISSUE FOR PERMIT	04/17/2024
4	ISSUE FOR PERMIT	04/17/2024
5	ISSUE FOR PERMIT	04/17/2024
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99	ISSUE FOR PERMIT	04/17/2024
100	ISSUE FOR PERMIT	04/17/2024

A2

SHEET NO.

CGA JOB NO. 24-0019125

BUILDING FACADE MATERIALS



KILM BRIDGE
REVERSE RIB
PROFILE METAL
PANEL



WARM STONE
SMOOTH FACE CMU



1 DELIVERY SIDE - NORTH
SCALE: NOT TO SCALE

chadha + associates
architects + interior + design



201 WEST LOMBARD STREET, SUITE 2000, CHICAGO, ILLINOIS 60606
773.232.2922 | www.chadha.com | 1.312.322.9994

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5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

ISSUE FOR

NO.	DATE	DESCRIPTION
2	04/12/2024	ISSUE APPROVAL
1	03/27/2024	ISSUE APPROVAL

DELIVERY SIDE -
NORTH

A5

SHEET NO.
C/A JOB NO. 24-0019 A5

SITE SUMMARY

- SITE AREA:**
+/- 1.03 ACRES
- SITE DIMENSIONS:**
SEE PLAN
- ZONED:**
R-B, RESIDENTIAL BUSINESS DISTRICT
RETAIL IS A CONDITIONAL USE IN THE R-B DISTRICT.
- BUILDING SETBACKS:**
STREET - 25'
SIDE - 15' (25' WHEN ABUTTING STREET)
REAR - 25' (35' WHEN ADJACENT TO RESIDENTIAL)
- PARKING/DRIVE AISLE SETBACKS:**
STREET - 10'
REAR - 10'
- PARKING:**
- FLOOR AREA, MINUS 10%
- 1 SPACE/200 SQFT OF FLOOR AREA
- 8,100 SQFT - 910 SQFT (10%) = 8,190 SQFT
- 8,190 SQFT/200 = 41 SPACES REQUIRED
- PROPOSED: 32 SPACES

CONDITIONAL USE/VARIANCES

- CONDITIONAL USE:**
REQUESTING A CONDITIONAL USE FOR RETAIL IN THE R-B,
RESIDENTIAL BUSINESS DISTRICT
- VARIANCES:**
BUILDING SETBACK ALONG DAKOTA ST:
- 25' REQUIRED, 11.3' PROPOSED.
PARKING:
- 41 SPACES REQUIRED, 32 PROPOSED

