



8319 County Road 11
 Breezy Point, MN 56472
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Received by City: PA 2/16/24
 Application Number: C-24-002
 Non-refundable Fee Paid: 250-
 Receipt #: 22670

Conditional Use Application

Name of Applicant Whitebirch INC
 Address 9252 BREEZY POINT DRIVE
 City, State, Zip Breezy Point, MN 56472
 Phone 218-231-1706 (Bob Spizzo) Alternate Phone 218-820-4038
David Landercker Cell

Physical Address / Location of Property (No Current Address) ALL lots in Whitebirch VISTA LOCATED EAST of CHICKASAW Circle CUL-DE-SAC

Legal Description of Property Lot 1, Lot 2, Lot 3 Block ONE AND OUTLOT A, Whitebirch Vista Plat of Record CROW WING County MN

Parcel ID Number 10171421, 10171422, 10171423, 10171424 Zoning District R-4

Applicant is: Legal Owner of Property Contract Buyer Option Holder Agent Other _____

Title Holder of Property (if different than applicant):
 Name _____
 Address _____
 City, State, ZIP _____
 Phone _____

State the nature of your request in detail. What are you proposing for your property?
Subdivide Property in CIC Plat consisting of 8 residential units (4 duplex's) 1 common lot AND one outlot (golf course) includes platting, grading, private common water system + WELL PRIVATE common sewer to be connected to MUNICIPAL system

Signature of Owner, authorizing application Robert S. Jones
 (By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) Allyson Jacob
 (By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

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The following questions must be answered.

1. What changes are you proposing to make to this property?

Constructing 4 duplexes consisting of 8 individual quality homes with attached garages consisting of low maintenance materials and upkeep while providing quality housing for

Building: empty nesters and active adults. As shown on submitted plans.

Landscaping: Landscaping will be consistent with the Whitebirch Village, Whitebirch Estates and Antlers projects located in the general golf community neighborhoods near this site.

Parking/Signs: Parking is planned for each unit to consist of 3 spaces in attached garages and 3 additional spaces available outside of the garages as well as 5 additional overflow parking spots with a grand total of 53 proposed parking spaces where 16 would be required. No off-street parking would be required. As shown on submitted plans.

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact should be experienced by other property in the vicinity. The Subject property is R-4 and the proposed use is allowed. The proposed residential development will be a transition between the Whitebirch golf course which is zoned RC (resort commercial) and the properties to the west zoned R-1 residential. R-4 zoning allows for duplex, multi family and PUD developments with a CUP.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

The property is bordered on the west by Whitebirch Seven plat which is R-1 residential; on the north by County State Aid Highway 11; on the south and East by Whitebirch golf course which is zoned RC (resort commercial). This proposed residential use will provide an attractive setting being at the end of a dead end cul-de-sac and provide much need housing for empty nesters and active seniors.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

The project will not require any additional roads to be constructed or altered. The project will have one Private well and water distribution serving all units. The project will have a private sewer system to be connected to the existing municipal sanitary system. Grading and drainage will meet the MPCA and City Stormwater requirements during and after construction. As shown on submitted plans.

5. Describe the impact on the character of the neighborhood in which the property is located.

This project should have no significant impact on the existing neighborhood. As noted above this project is to be R-4 residential and matches the neighborhood to the east which is R-1 residential. We will be Utilizing the existing and established public road systems with no alterations. The project will be located In an established platted area and infilling these existing lots in an area with an attractive scenic view of The Whitebirch golf course. 8 residential units are being proposed where up to 19 units could be allowed. The project will be governed by a homeowner's association and no units will be allowed in a rental pool.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

The project will access the cul-de-sac at the end of Chickasaw Circle and travel easterly to the intersection with Ouray Drive, then northerly to County State Aid Highway 11. These streets are existing and established thoroughfares with no planned alterations. There is adequate parking with over 50 off-street parking spaces provided through garages and adjacent parking thereto. As shown on submitted plans.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

There are no environmental limitations or construction constraints for this project. Soils are the common Sand/gravel mix found in the area, there are no bluffs, no wetlands on the property. The grading and Stormwater will meet all MPCA and City requirements during and after construction. All sewer and water systems will adhere to the City and State codes. As shown on submitted plans.

8. Please include any other comments pertinent to this request.

This project will be quality homes constructed and landscaped similar to the Whitebirch Village project. The project checks many boxes from the Comprehensive plan related to expanding housing options for all stages of life including empty nesters and seniors, create high quality housing, develop areas that do not require new infrastructure, safe neighborhoods, attractive scenery and provide a variety of housing density choices. Impervious coverage is 24% which is less than allowed in the R-4 district. Green space is 70% and greater than 50% required.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information **must** be submitted:

- ✓ 1. This application must be completed, including responses to all parts of this application.
- ✓ 2. The required fee must be paid. See fee schedule for details.
- ✓ 3. Legal description of the site.
- ✓ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- ✓ 5. The site plan or should also show the location of all structures and their square footage.
- ✓ 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- ✓ 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- ✓ 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- NA 9. Proposed drainage plan.
- ✓ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- NA 11. Soils data showing capability for building and on-site sewage treatment.
- NA 12. Existing iron pipe boundary monuments marked with proof of survey.
- NA 13. Approximate location of any proposed signs (if applicable).
- NA 14. Color scheme for all existing and proposed structures.
- NA 15. Outside storage proposal.
- ✓ 16. Elevation plans for all existing and proposed structures.