



REQUEST FOR COUNCIL ACTION

AGENDA DATE: October 25, 2021

AGENDA ITEM: Conduct a Public Hearing to consider the rezoning of 8.68 acres of land from R-1 (One-Family Residential) to R-4 (Multiple-family Residential- high density).

PREPARED BY: Eric Trast, Community Development Department

BACKGROUND:

The St. Joseph's Catholic Church filed an application for a Zoning Map Amendment with the City on September 7, 2021. The application requests the City's consideration of the rezoning of the following described properties from their current R-1 (One-Family Residential) designation to that of R-4 (Multiple-family Residential- *high density*):

Outlots B, C, D, and E, Saint Joseph Addition, Itasca County, Minnesota

The petition submitted by the Church involves 8.68 acres of land (four outlots, platted in 2010), and is generally located west of the St. Joseph's Catholic Church and School site: 315 SW 21st Street (*see map #1*). Additionally, map #1 illustrates the subject properties in relation to the existing zoning in the area: RR (Rural Residential) adjacent to the west and south, R-1 (One-Family Residential) to the north and east.

The Zoning Map Amendment, if approved and described by the petitioner in their application, and in addition to the extension of 21st Street SW west to Horseshoe Lake Road scheduled for 2022, and public infrastructure extended to the western edge of the St. Joseph's plat, would make the subject Outlots accessible for the development of various types of multi-family housing options

The Future Land Use map contained within the 2020 Comprehensive Plan (see location map #2) shows the subject properties located within an area indicated as future "Multi-Family Residential", which was a "future land use" designation carried over from the 2011 Comprehensive Plan.

The "Multi-Family Residential", which is described as "Stand along residential development at the highest allowed density. Includes multifamily residential uses within multiple units within a single structure. Uses are located throughout the community but are not included within the downtown."

- Primary Land Uses: Apartments, condos, and townhouses.
- Secondary Land Uses: Parks, recreational or community amenities, assisted living, manufactured

home communities.

As a reminder: “Future Land Use identifies the desired primary use as result of a development or redevelopment process. The future land use plan shows the long range desired future condition on a generalized basis that informs future zoning designations”, whereas, “Zoning identifies the preferred and permitted uses, form and character of development and redevelopment for each parcel. The zoning map depicts the zoning district that applies to each parcel and sets the use and dimensional standards”.

The Housing goals within the 2020 Comprehensive Plan address a need for the continued development of a diverse housing stock with a mixture of affordability, providing for lifecycle housing and resulting in an interconnected pattern of housing types.

The Planning Commission reviewed the Zoning Map Amendment petition at their October 18, 2021 rescheduled meeting, and, based on their findings, which are incorporated into the draft ordinance, forwarded a recommendation for approval of the petitioned Zoning Map Amendment.

REQUESTED COUNCIL ACTION:

Conduct a Public Hearing to consider the rezoning of 8.68 acres of land from R-1 (One-Family Residential) to R-4 (Multiple-family Residential- high density).