



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 10/18/21
Statement of Issue:	Consider a recommendation to the City Council regarding the rezoning of 8.68 acres of land from R-1 (One-Family Residential) to R-4 (Multiple-family Residential- high density).	
Background:	<p>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- <i>high density</i>):</p> <p style="text-align: center;"><i>Outlots B, C, D, and E, Saint Joseph Addition, Itasca County, Minnesota</i></p> <p>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 (<i>see map #1</i>). 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.</p> <p>The Zoning Map Amendment, if approved and described by the petitioner in their application, and in addition to the extension of 21st Street SW and public infrastructure, west to Horseshoe Lake Road scheduled for 2022, would make the subject Outlots accessible for the development of various types of multi-family housing options.</p> <p>A sample listing of the uses permitted by right in an R-4 zoning district are as follows:</p> <ul style="list-style-type: none"> • Single family detached, twin homes, two family attached, multi-family, rooming houses for 7 + roomers, group and foster homes for 17 or more residents, senior housing w/services for greater than 17 residents, daycare/nurseries- 14 or fewer persons, accessory buildings, neighborhood parks, and public athletic facilities. <p>A sampling of other uses permitted in R-4 with additional restrictions includes:</p> <ul style="list-style-type: none"> • Bed and breakfast accommodations, emergency housing facilities, group and foster homes for 6 or fewer persons, churches, daycare/nurseries- 15 or more persons, and elementary and secondary schools. 	

The following table shows a comparison of the yard and bulk requirement of R-4 and R-1 zoning, and illustrates several differences between the two zoning districts; larger lot size requirements, greater maximum building height and density allowances with the R-4 district, and a lack of surface coverage requirements within R-1 zoning.

	R-1 (existing zoning)	R-4 (requested zoning)
Min. Lot Size	gross area-8,400 s.f. area (unit)- 8,400 s.f., width- 70 ft.	gross area-15,000 s.f. area (unit)-2,500 s.f., width- 100 ft.
Min. Yard Setbacks	front-30 ft., int. side-6-9 ft., street side-15 ft., rear- 30 ft.	front-35 ft., int. side-20 ft., street side-30 ft., rear- 35 ft.
Max. Lot Coverage	building-N/A, total surface-N/A, GUOS-N/A	building-35%, total surface-75%, GUOS (unit)- 400
Building Size	max. height- 30 ft., min. dimension- 24 ft.	max. height- 45 ft., min. dimension- 24 ft.

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 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.

Considerations:	When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.
Recommendation:	Staff recommends that the Planning Commissioners visit the site and look at the situation, and surrounding uses in the area. Prior to making a motion to recommend to the City Council approval or denial of the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Zoning Map Amendment request.
Required Action:	Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested Zoning Map Amendment. Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to (approve)(deny) the Zoning Map Amendment, as petitioned by St. Joseph’s

	<p>Catholic Church, described within the Staff Report and as shown in the maps presented here today, from the current R-1 (One-Family Residential) zoning designation to that of R-4 (Multiple-family Residential- <i>high density</i>);</p> <p><u>Contingent on the following stipulation(s):</u></p> <hr/>
Attachments:	<ul style="list-style-type: none">• Site/Location Maps• Copy of the rezoning petition and associated documentation.• List of the Planning Commissions Rezoning Considerations.