

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY**

RESOLUTION 2025-46

**A RESOLUTION APPROVING VARIANCES FOR THE DALTON RIVER VILLAS
DEVELOPMENT**

WHEREAS, the applicant, Meadow Creek Construction, has requested minimum lot area, minimum lot width, minimum front setback from a local street, minimum rear setback from a County highway, and maximum impervious surface variances from Division 4 Base Zoning Districts and Division 5 Overlay Zoning Districts of the City's Zoning Code; and

WHEREAS, the subject property is legally described in Exhibit A; and

WHEREAS, Division 4 Base Zoning Districts of the City Zoning Code requires the following dimensional standards for lots in the R-1 Urban Low Density Detached Residential District:

Minimum lot size	10,800 sq. ft.
Minimum lot width	80 ft.
Maximum impervious surface	35%; and

WHEREAS, Division 5 Overlay Zoning Districts of the City Zoning Code requires the following dimensional standards for sewerred non-riparian lots:

Minimum lot size	12,150 sq. ft.
Minimum lot width	90 ft.
Minimum setback from local street	35 ft.
Minimum setback from County Highway	50 ft.
Maximum total impervious surface per lot	30%; and

WHEREAS, the applicant has requested to create smaller lots in the southwest portion of the site to avoid impacts to existing natural features including bluff and floodplain; and

WHEREAS, on September 17, 2025, after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon; and

WHEREAS, on September 17, 2025, the Planning Commission recommended approval of the requested variance subject to conditions on a vote of 4-1; and

WHEREAS, the City Council of the City of St. Francis, on October 6, 2025, considered the requested variances and how they might affect public health, safety, or welfare and found that the project will not negatively impact the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the requested variances to minimum lot area, minimum lot width, minimum front setback from a local street, minimum rear setback from a County highway, and maximum impervious surface for the Dalton River Villas project based on the following findings of fact:

1. The requested variances are in harmony with the general purposes and intent of the Zoning Ordinance.
2. The requested variances are consistent with the Comprehensive Plan. The reduced lot sizes proposed make it possible for the development to be served by public infrastructure and to meet the density requirements of the Low Density Residential land use category.
3. Practical difficulties have been established for the site:
 - a. The applicant is proposing to develop this property for single-unit residential. This use is consistent with both the Zoning Ordinance and the Comprehensive Plan's land use guidance for this site.
 - b. The variances requested are due to exceptional circumstances unique to the property and not created by the landowner. This property is a long and narrow shape which makes it difficult to access and develop. Natural features on the site including bluff and floodplain reduce the developable area of the site and dictate the location of the lots.
 - c. Granting of the variance requests will not alter the essential character of the locality. Smaller lot residential uses exist directly to the south of the proposed development.
4. Strict enforcement of the Rum River Management rules will result in unnecessary hardship. The lot size and lot width requirements of the River District and the density requirements of the Comprehensive Plan conflict when considered in conjunction with the natural features on the site.
5. Granting the variance requests is not contrary to the purpose and intent of the Rum River Management rules. The clustered design of the site with preservation of a large open space and waterfront is consistent with the purpose and intent of the scenic designation of the Rum River and its surroundings.

BE IT FURTHER RESOLVED that approval of the requested variances to minimum lot area, minimum lot width, minimum front setback from a local street, minimum rear setback from a County highway, and maximum impervious surface for the Dalton River Villas project shall be subject to the following conditions:

1. Approval of this request is subject to the approval of the related land use and subdivision requests pertaining to the Dalton River Villas project.
2. Lots 1, 2, 3, 4, 6, and 8 may have a lot area less than 12,150 square feet as listed in Exhibit B.
3. Lots 1-10 and 12-19 may have a lot width less than 90 feet as listed in Exhibit B.
4. The maximum impervious surface for Lots 1, 2, 3, 4, 6, and 8 may exceed 30% as shown in Exhibit C.
5. The entire impervious surface coverage of the site shall not exceed 30%.
6. A minimum front setback from Woodbine St NW of 25 feet is required for all lots fronting on Woodbine St NW.

7. A minimum rear setback from Ambassador Blvd NW of 35 feet is required for Lots 7, 8, and 9.
8. Approvals granted by the City Council for this project are conditioned upon the MnDNR's approval of the project.

Approved and adopted by the City Council of the City of St. Francis on the 6th day of October, 2025.

Mark Vogel, Mayor

Attest: Jennifer Wida, City Clerk

Dated

This Instrument Drafted By:

HKGi

800 Washington Ave, Suite 207

Minneapolis, MN 55401

EXHIBIT A

Legal Descriptions:

PARCEL 1

That part of the following described property:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST. FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING PARCEL 2

That part of the above described property lying within the following described parcel:

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Northwest Quarter, distant 891 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING PARCEL 3

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING PARCEL 4

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING PARCEL 5

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Document Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying easterly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST. FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1357.99 feet to the intersection of said north line with the easterly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 153.07 feet along said easterly right of way line on a non-tangential curve concave to the west, having a radius of 1195.92 feet, a central angle of 07 degrees 20 minutes 01 second and a chord bearing of North 10 degrees 16 minutes 17 seconds West; thence continuing along said westerly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 656.46 feet to the north line of the above described property and said line there terminating.

EXHIBIT B

Minimum Lot Area and Width Table:

Dalton River Villas

St. Francis, Minnesota

Project # 54856-037
Prepared for: Meadow Creek Construction
218 Revere Lane North Champlin, MN 55316
Contact: Tim Pomerleau
tel: 612-867-9581

Date September 26, 2025
Prepared by: Sathre-Bergquist, Inc.
14000 25th Avenue N. Suite 120
Plymouth, MN 55447
Contact: Dan Schmit
tel: 952-476-6000

BLOCK 1	GROSS AREA				BLUFF AREA		Bluff Setback AREA		NET AREA				WIDTH @ SETBACK	
Lot 1	10,709	s.f.	0.25	acres	0	s.f.	0	s.f.	10,709	s.f.	0.25	acres	65	+/- 1f.
Lot 2	10,000	s.f.	0.23	acres	0	s.f.	0	s.f.	10,000	s.f.	0.23	acres	65	+/- 1f.
Lot 3	8,354	s.f.	0.19	acres	0	s.f.	0	s.f.	8,354	s.f.	0.19	acres	65	+/- 1f.
Lot 4	8,276	s.f.	0.19	acres	0	s.f.	0	s.f.	8,276	s.f.	0.19	acres	65	+/- 1f.
Lot 5	14,114	s.f.	0.32	acres	0	s.f.	0	s.f.	14,114	s.f.	0.32	acres	67.7	+/- 1f.
Lot 6	10,784	s.f.	0.25	acres	0	s.f.	0	s.f.	10,784	s.f.	0.25	acres	56	+/- 1f.
Lot 7	13,418	s.f.	0.31	acres	0	s.f.	0	s.f.	13,418	s.f.	0.31	acres	56.6	+/- 1f.
Lot 8	9,928	s.f.	0.23	acres	0	s.f.	0	s.f.	9,928	s.f.	0.23	acres	56	+/- 1f.
Lot 9	17,307	s.f.	0.40	acres	0	s.f.	0	s.f.	17,307	s.f.	0.40	acres	66	+/- 1f.
Lot 10	13,163	s.f.	0.30	acres	0	s.f.	0	s.f.	13,163	s.f.	0.30	acres	66	+/- 1f.
Lot 11	56,273	s.f.	1.29	acres	12,391	s.f.	9,359	s.f.	34,523	s.f.	0.79	acres		+/- 1f.
Lot 12	23,481	s.f.	0.54	acres	7,087	s.f.	4,992	s.f.	11,402	s.f.	0.26	acres	66	+/- 1f.
Lot 13	14,194	s.f.	0.33	acres	4,795	s.f.	2,481	s.f.	6,918	s.f.	0.16	acres	65.3	+/- 1f.
Lot 14	13,300	s.f.	0.31	acres	4,366	s.f.	2,017	s.f.	6,917	s.f.	0.16	acres	65	+/- 1f.
Lot 15	14,213	s.f.	0.33	acres	3,440	s.f.	3,154	s.f.	7,619	s.f.	0.17	acres	65.5	+/- 1f.
Lot 16	19,782	s.f.	0.45	acres	4,032	s.f.	3,567	s.f.	12,183	s.f.	0.28	acres	65.5	+/- 1f.
Lot 17	31,778	s.f.	0.73	acres	5,843	s.f.	4,688	s.f.	21,247	s.f.	0.49	acres	65.5	+/- 1f.
Lot 18	12,395	s.f.	0.28	acres	0	s.f.	0	s.f.	12,395	s.f.	0.28	acres	65.5	+/- 1f.
Lot 19	12,446	s.f.	0.29	acres	0	s.f.	0	s.f.	12,446	s.f.	0.29	acres	80	+/- 1f.
Total	313,915	s.f.	7.21	acres	41,954	s.f.	30,258	s.f.	241,703	s.f.	5.55	acres		

OUTLOT	GROSS AREA				WETLAND AREA		WETLAND AREA		NET AREA			
A	299,107	s.f.	6.87	acres	0	s.f.	0	s.f.	299,107	s.f.	6.87	acres
B	46,594	s.f.	1.07	acres	0	s.f.	0	s.f.	46,594	s.f.	1.07	acres
Total	345,701	s.f.	7.94	acres	0	s.f.	0	s.f.	345,701	s.f.	7.94	acres

R/W	GROSS AREA				WETLAND AREA		WETLAND AREA		NET AREA			
	40,674	s.f.	0.93	acres	0	s.f.	0	s.f.	40,674	s.f.	0.93	acres

TOTAL	GROSS AREA				WETLAND AREA		WETLAND AREA		NET AREA			
	700,290	s.f.	16.08	acres	0	s.f.	0	s.f.	700,290	s.f.	16.08	acres

EXHIBIT C

Maximum Impervious Surface Table:

Dalton River Villas - Impervious Area							
Lot	Lot Area	House Area	Driveway Area	Stoop/Sidewalk Area	Patio Area	Impervious Area	% Hardcover
1	10,709	2,707	1,275	130.0	140.0	4,252	39.70%
2	10,000	2,707	1,240	130.0	140.0	4,217	42.17%
3	8,354	2,707	715	130.0	140.0	3,692	44.19%
4	8,276	2,707	775	130.0	140.0	3,752	45.34%
5	14,114	2,387	795	130.0	140.0	3,452	24.46%
6	10,784	2,387	770	130.0	140.0	3,427	31.78%
7	13,418	2,387	800	130.0	140.0	3,457	25.76%
8	9,928	2,387	505	130.0	140.0	3,162	31.85%
9	17,307	2,707	905	130.0	140.0	3,882	22.43%
10	13,163	2,707	915	130.0	140.0	3,892	29.57%
11	56,273	2,707	1,170	130.0	140.0	4,147	7.37%
12	23,481	2,707	905	130.0	140.0	3,882	16.53%
13	14,194	2,707	735	130.0	140.0	3,712	26.15%
14	13,300	2,707	745	130.0	140.0	3,722	27.98%
15	14,213	2,707	715	130.0	140.0	3,692	25.98%
16	19,782	2,707	725	130.0	140.0	3,702	18.71%
17	31,778	2,707	725	130.0	140.0	3,702	11.65%
18	12,394	2,707	735	130.0	140.0	3,712	29.95%
19	12,446	2,707	725	130.0	140.0	3,702	29.74%
Total Lot Impervious						71,158	
Total Street Impervious						18,240	
Total Sidewalk Impervious						1,710	
Total Site Impervious						91,108	
Total Site Area						700,290	
Proposed Site Impervious %						13.0%	