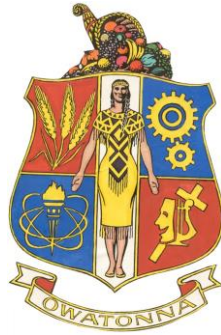


THE CITY OF



OWATONNA

Greg Kruschke
Community Development Manager

540 West Hills Circle
Owatonna, MN 55060-4794
Ph. (507) 774-7317
FAX: (507) 444-4394
Email: Greg.Kruschke@ci.owatonna.mn.us

DATE: April 15, 2020
TO: Mayor and City Council
FROM: Community Development Dept. – Greg Kruschke
SUBJECT: Zone Change - 409 Cherry Street

Purpose:

Council to hold first reading of Proposed Ordinance 20-6 for Application No. Z-342. This is a request by the City of Owatonna and LWO Partnership #116 for a zone change from R-1, Single Family Residential District to B-2, Community Commercial District for the property to be addressed 409 Cherry Street.

Background:

See attached staff report.

Budget Impact:

None.

Staff Recommendation:

Staff recommends approval of the first reading of Proposed Ordinance 20-6.

PROPOSED ORDINANCE NO. 20-6

AN ORDINANCE AMENDING ORDINANCE NO. 157,
OWATONNA ZONING ORDINANCE

WHEREAS, the owner of the hereinafter described lands has made application for a change in zone classification for said lands and public hearing has been held according to the provisions of Section 157.098, of Ordinance No. 157, and the Planning Commission of the City of Owatonna has recommended the change in zone classification as requested.

THE CITY COUNCIL OF THE CITY OF OWATONNA DO ORDAIN:

SECTION 1. Ordinance No. 157, Zoning Ordinance, is hereby amended so that the zoning map that is thereby incorporated by reference shall be changed as follows:

1. Pursuant to Application No. Z-342 filed with the City of Owatonna, Minnesota, to change the zone classification, and after public hearing, held May 12, 2020, said application is hereby approved and the zone classification is hereby changed from R-1, Single Family Residential District to B-2, Community Commercial District for the following described property:

Lot 2, Block 5, Dartt's Addition, Steele County, Minnesota

SECTION 2. Effective Date. This ordinance shall be in full force and effect from and after its passage and publication.

Passed and adopted this__day of____, 2020, with the following vote:

Aye____; No__; Absent_____.

Approved and signed this____day of _____, 2020.

Thomas A. Kuntz, Mayor

ATTEST:

Kris M. Busse, City Administrator/City Clerk

May 6, 2020

To: Planning Commission

From: Community Development Department

RE: Application No. Z-342, by the City of Owatonna and LWO Partnership #116, a request for a zone change from R-1, Single Family Residential District to B-2, Community Business District for the property addressed 409 Cherry Street.

Application Review:

Applicant: City of Owatonna

Legal Description: Lot 2, Block 5, Dartt's Addition, Steele County, Minnesota

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Single Family Residence

Adjacent Zoning:

North: B-2, Community Business District

South: B-2, Community Business District

East: R-1, Single Family Residential District

West: B-2, Community Business District

Report Attachments:

1. Location Maps
2. Existing Zoning Map
3. Proposed Zoning Map

Proposed Development:

- ◆ Application No. Z-342, by the City of Owatonna and LWO Partnership #116, a request for a zone change from R-1, Single Family Residential District to B-2, Community Business District for the property addressed 409 Cherry Street.
- ◆ The applicant is requesting to rezone this property to be consistent with the adjacent zoning and to make the entire lot for the Eastgate development one zoning district
- ◆ This property will need to be developed in conformance of the standards of the B-2 Zoning District.
- ◆ The City's future land use plan identifies this property as Commercial.
- ◆ In order to approve the proposed rezoning the following findings shall be met:
 - The amendment is consistent with the City's future land use plan.
 - The amendment is in the public interest and not solely for the benefit of a single property owner.

- The existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.
- There are not reasonable uses of the property in question permitted under the existing zoning of the property.

Staff Review:

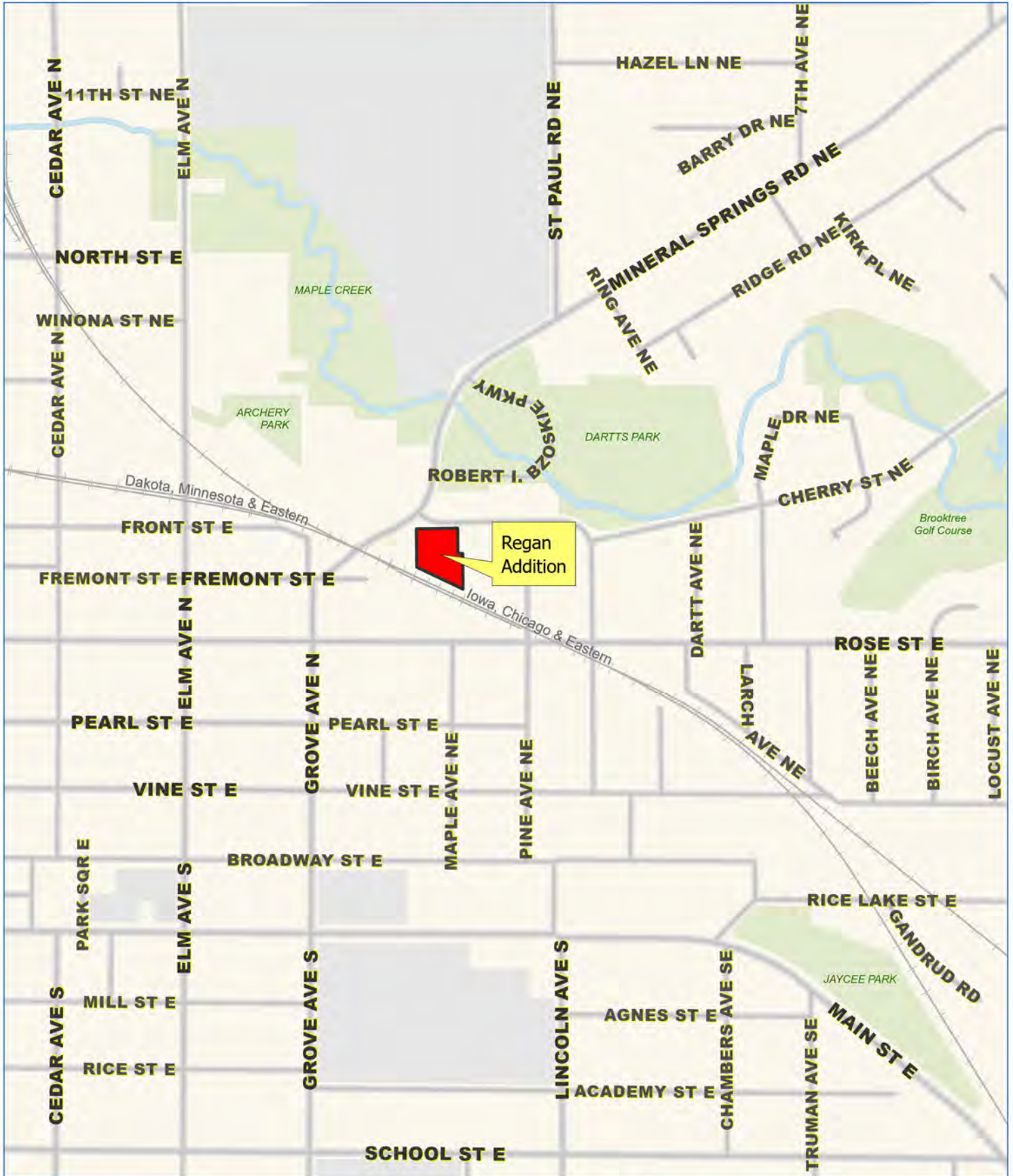
Staff feels that the proposed rezoning would fit in with the surroundings and the desired use of this property as designated within the Owatonna Development Plan. Staff is recommending approval of the zone change request from R-1, Single Family Residential District to B-2, Community Business District.

Planning Commission:



Application No. Z-342, which is a request by the City of Owatonna and LWO Partnership #116 for a zone change from R-1, Single Family Residential District to B-2, Community Business District for the property addressed 409 Cherry Street, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:35 pm. No comments were made regarding this request. Public hearing closed at 5:36 pm. A motion was made by Boeke and seconded by Springer-Gasner to recommend City Council approval of this zone change request from R-1, Single Family Residential to B-2, Community Business District. Commissioners voting Aye: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried.

Regan Addition

City of Owatonna



April 28, 2020

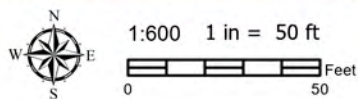
 Municipal Boundary
 Site



 Miles
 0 0.25

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.

Regan Addition - Site
City of Owatonna

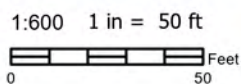
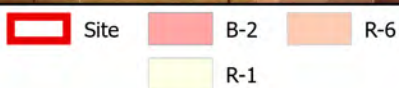
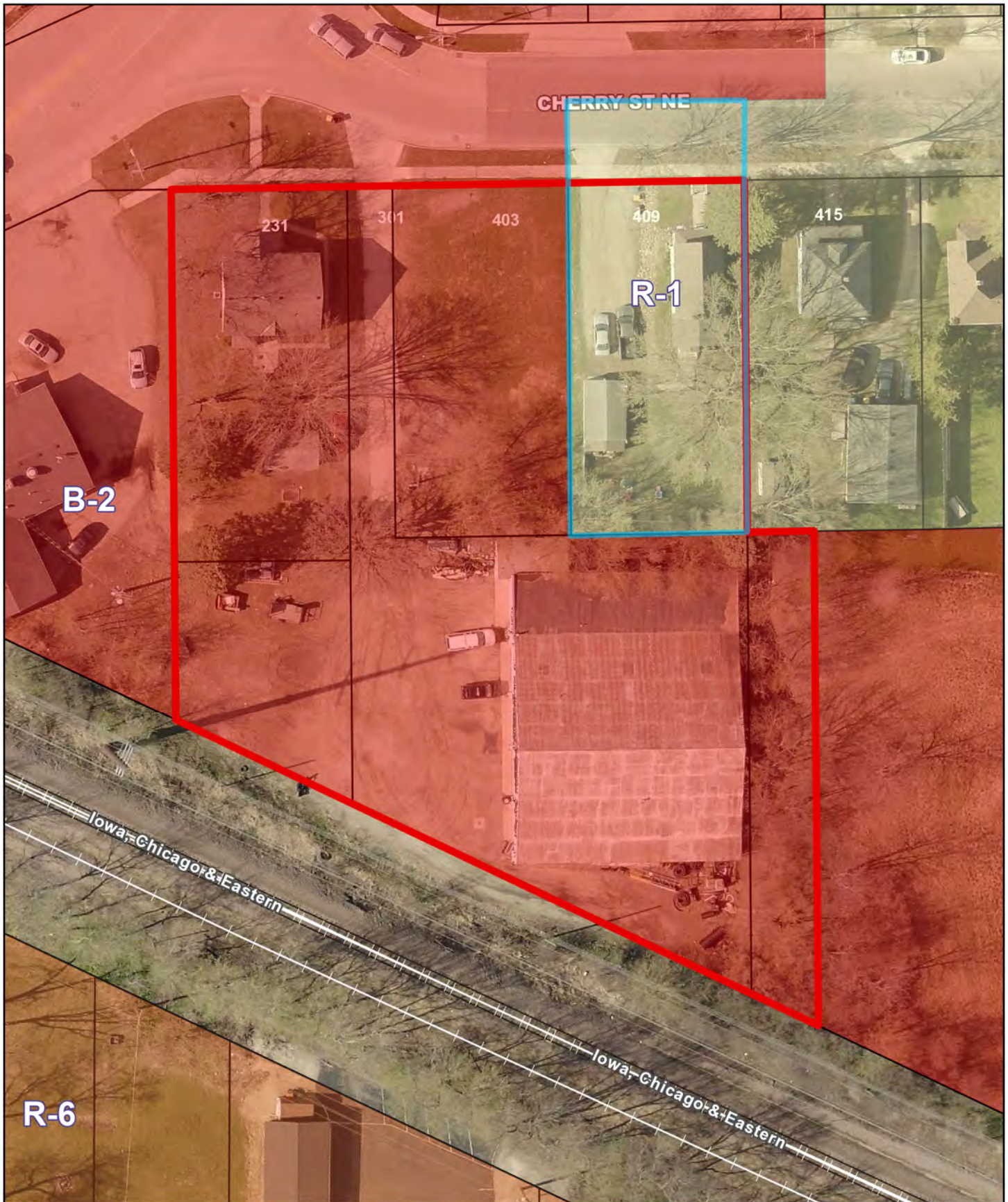


April 28, 2020

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Regan Addition - Existing Zoning

City of Owatonna



April 28, 2020

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Regan Addition - Proposed Zoning

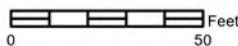
City of Owatonna



- Site
- B-2
- R-6
- R-1



1:600 1 in = 50 ft



April 28, 2020

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