

STAFF REPORT

Application: Rezoning from General Agriculture (AG) to Urban/Rural Transition (R-1).

Applicant: True Friends (Children's Disability Services Assoc.)

Agenda Item: 4(d)

Background Information:

) **Proposal:** The rezoning application involves an approximately 4.55 acre parcel which would be rezoned from General Agricultural (AG) to Urban/Rural Transition (R-1).

The rezoning of the property would be part of a larger plan for subdivision of this parcel along with additional land to the south owned by the applicant. The 4.55 acre parcel would be divided, under that concept plan, into three lots each meeting the minimum dimensions required for lots in the R-1 district.

The property is identified as "Neighborhood Residential" in the Corinna Township Future Land Use Map (2007), which is consistent with the requested rezoning to R-1. The proposed rezoning also appears to be consistent with the Wright County Land Use Plan, which identifies the area as (R1) Residential.

Surrounding land is primarily lakeshore residential in nature, except that the land to the east and north of the 14 acre portion is agricultural (row crops). Surrounding zoning is R1 to the west and south and AG to the east and north.

Any eventual rezoning of the property will also need to be approved by Wright County. The Township would only be making a recommendation to the County with this application.

) **Location:**

- i. Property address: None
- ii. Sec/Twp/Range: 22-121-27
- iii. Parcel number(s): 206000221103

) **Current Zoning:** General Agricultural (AG)

) **Proposed Zoning:** Urban/Rural Transition (R-1)

) **Lot size:** Approx. 4.55 acres according to Wright County GIS.

) **Natural Features:**

- o Floodplain: The existing and proposed structures are not within an identified floodplain.
- o Bluff/Steep Slopes: The lot does not contain overly steep slopes, although it does slope.
- o Wetlands: There parcels do not appear to contain any wetlands that would impact the proposal.

Applicable Statutes/Ordinances:

Corinna Township/Wright County Regulations

The subject property is current zoned “General Agriculture” (AG), which is given the following purpose in the Zoning Ordinance:

604. GENERAL AGRICULTURE AG

604.1 Purpose

General Agricultural areas are established for the purpose of preserving, promoting, maintaining and enhancing the use of land for commercial agricultural purposes, to prevent scattered and leap-frog non-farm growth, to protect and preserve natural resource areas and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools.

The requested zoning classification is “Urban/Rural Transitional R-1,” whose purpose is described as:

605. URBAN/RURAL TRANSITIONAL R-1

605.1 Purpose

This District is established in areas within the County for the purpose of allowing limited urban growth. The major purpose of this District is to provide areas within the county where urban development can take place and where urban services can be readily extended and provided. This District may be allowed adjacent to cities where sanitary sewer and other services are available and for riparian shoreline lots on suitable lakes.

Requests for Zoning Amendments, including amendments to the zoning map, are subject to Section IX of the Corinna Township Zoning Ordinance:

SECTION IX – ZONING AMENDMENTS¹

The language in Section 504 is deleted.

9.1. County Control. All requests for rezoning within Corinna Township shall be made to Wright County and follow the procedures adopted by Wright County. The final decision to establish a zoning classification within Corinna Township shall belong to the Wright County Board of Commissioners.

9.2. Township Evaluation. If Wright County requests input from Corinna Township as part of a process to establish or modify zoning classifications within Corinna Township, the Township shall make a recommendation to the County only after consideration of the following criteria:

A. Preservation of natural sensitive areas.

¹ Amended 10/21/08

- B. Present ownership and development.
- C. Soil types and their engineering capabilities.
- D. Topographic characteristics.
- E. Vegetative cover.
- F. Quality of the land for agricultural purposes.
- G. In-water physical characteristics.
- H. Recreational use of surface water.
- I. Road and service center accessibility.
- J. Socio economic development needs of the public.
- K. Availability of public sewer and water utilities.
- L. The necessity to reserve and restore certain areas having significant historical or ecological value.
- M. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.
- N. Alternatives available for desired land use.
- O. Prevention of spot zoning.
- P. Conformance to the Corinna Township Comprehensive Plan.
- Q. Conformance to the Corinna Township Future Land Use Map and any other official maps of the Township.

Corinna Township Comprehensive Plan

The Corinna Township Comprehensive Plan (adopted in 2007) classifies the property and most of the surrounding properties as appropriate for a future land use of “Rural Preservation”, which is described as:

Neighborhood Residential: A designation for residential properties already subdivided into lots too small to further subdivide. The properties may or may not have structures on them, but are sized so that additional subdivision would not be feasible.

Wright County Comprehensive Plan

The Wright County Comprehensive Plan (adopted in 2009) classifies the property as appropriate for “Residential”, which is described as:

Residential Designates existing residential areas that are already characterized by relatively small lots (for unsewered areas) and those limited undeveloped areas deemed appropriate for conversion to similar use. Most areas currently exist as a result of lakeshore development prior to any zoning or environmental regulation, and other isolated areas exist that developed with small lots historically. In general, due to the environmental and health impacts of

developing areas with small lots and on-site sewage treatment, such development will be discouraged. However, in certain limited cases, such as riparian lots on general development and recreation development lakes, or "infill" in areas that are surrounded by similar development, some expansion of residential areas can be allowed. Rezoning from Agricultural to residential districts will generally be considered appropriate in this district, depending on environmental factors. Rezoning to R-1 will only be considered for riparian lakeshore lots, or as "infill" where most surrounding land is already zoned R-1. Multi-family structures are not allowed in areas without municipal sewer and water services.

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Board of Adjustment:

1. Preservation of natural sensitive areas.

The subject property does not appear to contain any unusual sensitive areas.

2. Present ownership and development.

The property is currently heavily wooded and contains one home.

3. Soil types and their engineering capabilities.

The subject property contains several soil types, but the bulk of the area is of a soil type that is generally suitable for dwellings (with or without dwellings).

4. Topographic characteristics.

The topography of the site is generally of a rolling nature with some relatively moderate slopes throughout.

5. Vegetative cover.

The site is heavily wooded.

6. Quality of the land for agricultural purposes.

The land is heavily wooded and appears to have been so for many years. The site sits in between a heavily residential area and large agricultural fields.

7. In-water physical characteristics.

The property does not have any lake frontage.

8. Recreational use of surface water.

The property does not have any lake frontage and would only access recreational waters via public boat launches.

9. Road and service center accessibility.

Any future subdivision of this land would likely necessitate extension of a Township road (there is right-of-way currently existing to serve the anticipated lots, but not a constructed Township road).

10. Socio economic development needs of the public.

The area is currently wooded and used for one residential dwelling. The requested rezoning would allow for up to three additional homes in the area to be rezoned.

11. Availability of public sewer and water utilities.

The lots would be served by private sewer and water.

12. The necessity to reserve and restore certain areas having significant historical or ecological value.

Staff is unaware of any areas with particular historical or ecological value on this property.

13. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.

The proposed rezoning would create more of a mix between agricultural and residential uses. Staff would not expect significant conflict regarding direct farming activities given the relatively large size of lots that are anticipated and required.

14. Alternatives available for desired land use.

The alternative land use for this property is essentially just to remain being used as it currently is – as a lot for one single-family home. The site could also potentially be cleared and farmed, although that would not likely be ideal.

15. Prevention of spot zoning.

Staff does not feel that rezoning to R1 would be considered spot zoning given that adjacent properties to the south and east are zoned R1 and a residential zoning classification is anticipated in the Corinna and Wright County Comprehensive Plans.

16. Conformance to the Corinna Township Comprehensive Plan.

The Comprehensive Plan of Corinna Township identifies this property as Neighborhood Residential. While the description of this category indicates that lots are too small for future subdivision, this lot is clearly large enough to be subdivided and it is in an area where other lots are zoned R-1.

17. Conformance to the Corinna Township Future Land Use Map and any other official maps of the Township.

See answer to #16 above.

Planning Commission Direction: The Planning Commission can approve the request, deny the request, or table the request if additional information is needed. If the decision is for approval or denial, findings of fact should be cited.

Staff Recommendation: Based on the findings of fact noted above, Staff recommends approval of the requested rezoning as presented.

CORINNA TOWNSHIP
ORDINANCE/ZONING MAP AMENDMENT APPLICATION

Name of Applicant True Friends Phone 952-852-0101

Property Address (E911#) 8756 Ingram Ave. Annandale MN

Mailing Address 10509 108th St NW Local Phone _____
(if different than above) (if different than above)

City, State, Zip Annandale MN 55302

Applicant is:

Legal Owner ☐

Contract Buyer ☐

Option Holder ☐

Agent ☐

Other _____

Title Holder of Property (if other than applicant)

(Name)

(Address)

(City, State, Zip)

Signature of Legal Owner, authorizing application (required): Edward J Stracka, President & CEO
By signing the owner is certifying that they have read and understood the instructions accompanying this application.

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Legal description of property involved in this request, including total acreage:

4.6 ACRES. SEE ATTACHED DESCRIPTION

Property ID # 206-000-221103 Zoning District AG
(12 digit # beginning with 206)

Nature of request (select only one):

☐ Zoning Ordinance Amendment

☐ Subdivision Ordinance Amendment

☒ Zoning Map Amendment

☐ Comprehensive Plan Amendment

List section(s) to be amended:

Current Zoning AG Proposed Zoning R-1

Note: Applications for ordinance/zoning map amendments must be approved by Wright County if the zoning would be less restrictive than current zoning (i.e. would allow a higher density of homes or would change from residential to commercial or industrial). For these applications, Corinna Township provides a recommendation to Wright County. Applicants are responsible for contacting Wright County to be placed on their agenda.

Please describe the proposed amendment, stating the exact language change proposed or the current and proposed zoning districts (attach separate page, if needed):

CURRENT ZONING: AG.

PROPOSED ZONING: R-1

Please outline why you consider the proposed amendment to be consistent with the goals and policies of the Corinna Township and Wright County Comprehensive Plans (copies of the Comprehensive Plan are available at the Township Office and at www.hometownplanning.com/corinna-township.html).

ADJACENT ZONING IS R-1 AND WRIGHT COUNTY LAND USE PLAN SHOWS PARCEL AS R-1

Please state any other relevant information and/or attach any supporting information:

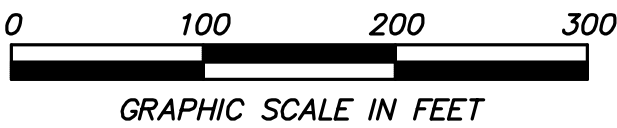
ATTACHED WRIGHT COUNTY LAND USE PLAN.

Wright County PID #206-000-221103 (Document No. A1220915)

That part of Government Lot 2 of Section 22, Township 121 North, Range 27 West, Wright County, Minnesota, described as follows: Beginning at the northeast corner of CEDAR WOODS, according to the plat of record and on file with the County Recorder, Wright County, Minnesota; thence North, assumed bearing, along the east line of said Government Lot 2 a distance of 560.6 feet; thence North 88 degrees 18 minutes West a distance of 522.96 feet; thence South a distance of 335.31 feet, more or less, to the northwest corner of said CEDAR WOODS; thence South 65 degrees 16 minutes East, along the north line of said Cedar Woods a distance of 575.53 feet to the point of beginning. Excepting therefrom the westerly 90 feet thereof.



CONCEPT PLAN FOR TRUEFRIENDS

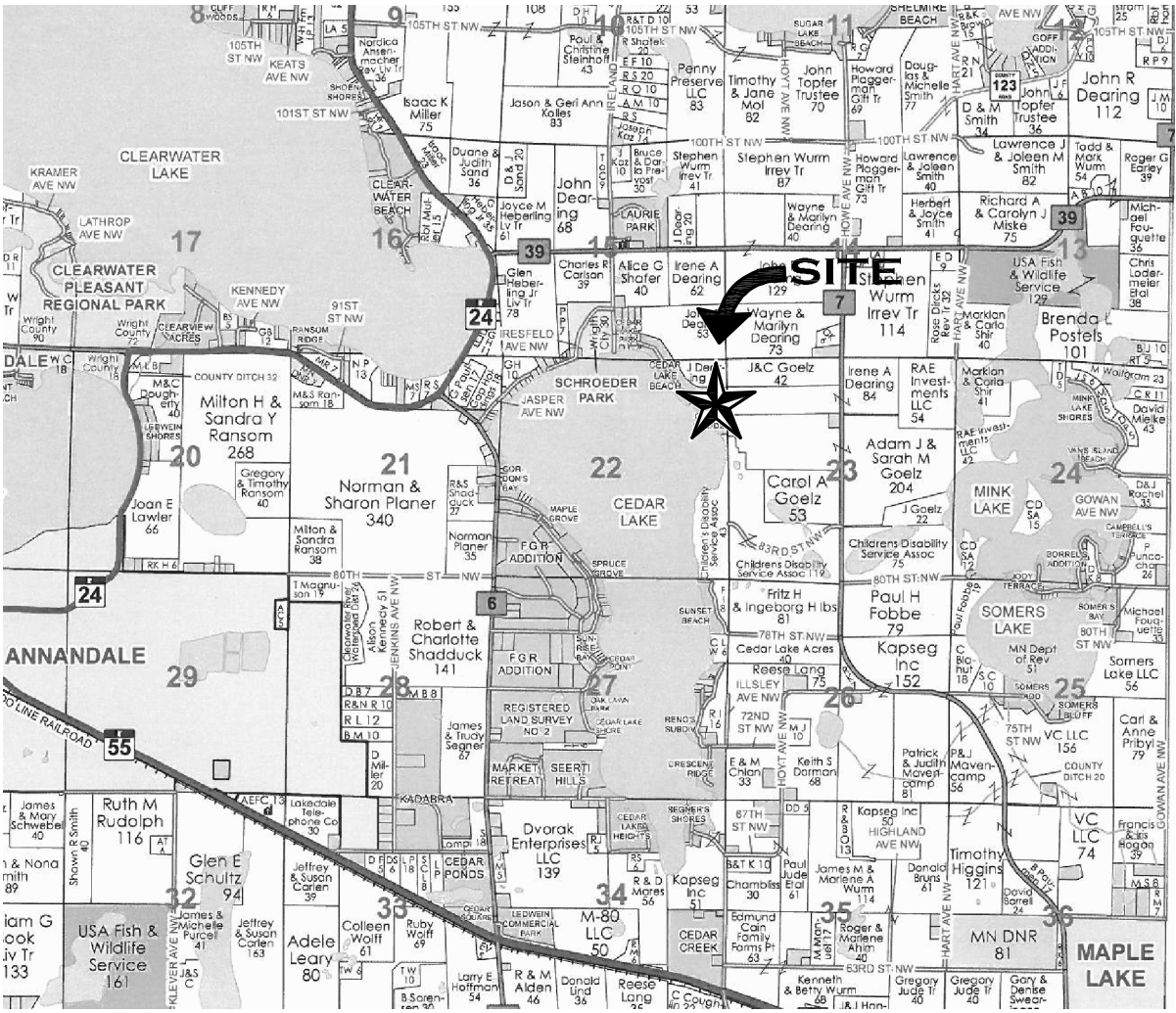


PROPERTY LOCATION:
PART OF GOVERNMENT LOT 2, SECTION 22, T. 121, R. 27,
WRIGHT COUNTY, MN & LOT 1, BLOCK 1 & PART OF LOT 3,
BLOCK 2 & LOTS 4-8 BLOCK 2, CEDAR WOODS, WRIGHT
COUNTY, MN

WRIGHT COUNTY PID #206-000-221103, 206-028-001010,
206-028-002030, 206-028-002040, 206-028-002050,
206-028-002060, 206-028-002070 & 206-028-002080

NOTES:
EXISTING GROUND CONTOURS ARE SHOWN ACCORDING TO LIDAR
DATA OBTAINED FROM MINNESOTA DEPARTMENT OF NATURAL
RESOURCES AT: <http://arcgis.dnr.state.mn.us/maps/mntopo/>
AERIAL IMAGERY OBTAINED FROM USGS AT:
<http://viewer.nationalmap.gov/viewer/>

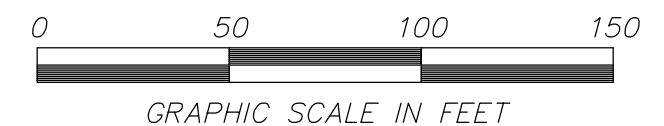
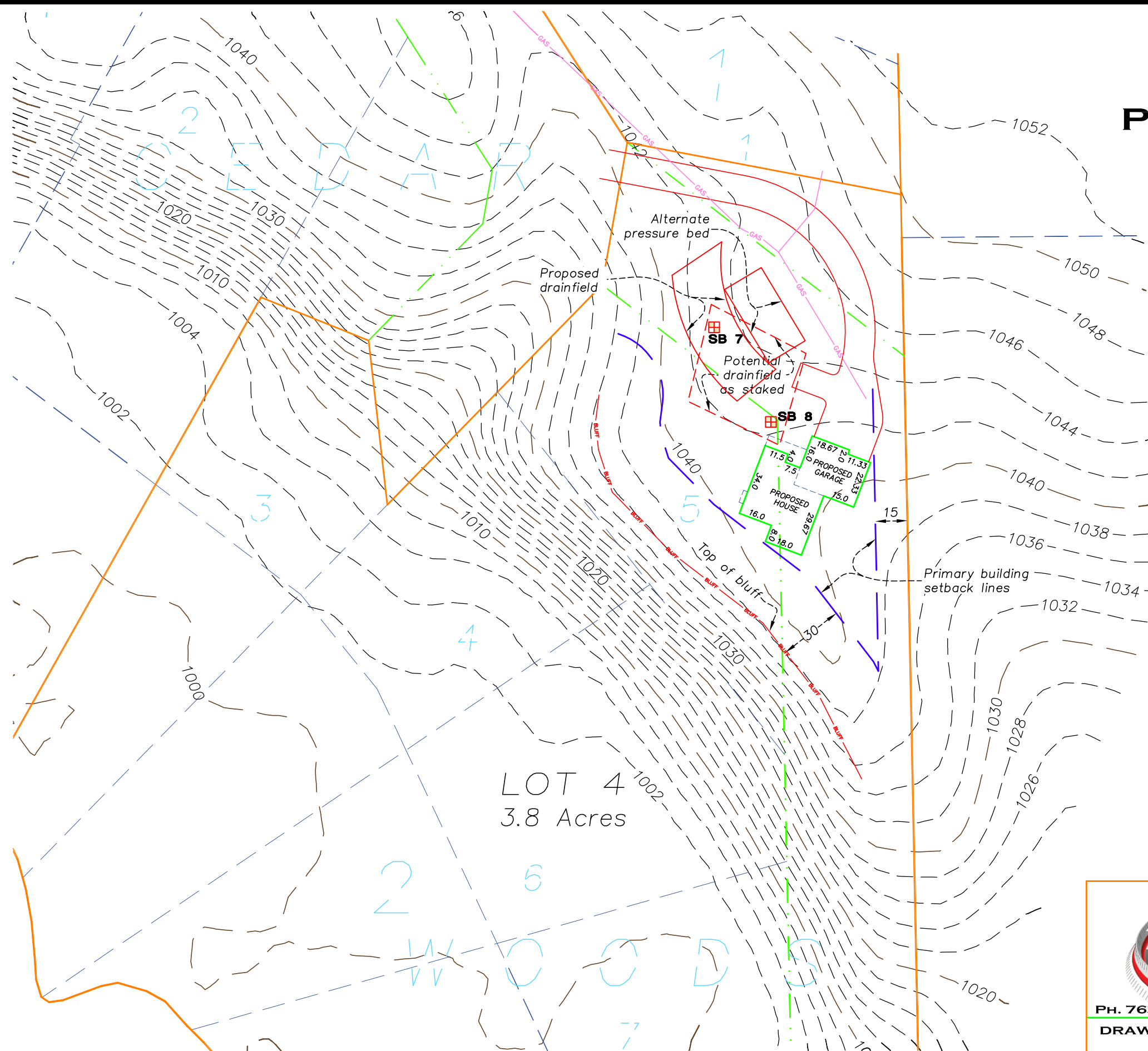
VICINITY MAP (NO SCALE)



REVISIONS	
07/14/15	
DATE 06/15/15	

DRAWN BY TCM	BOOK PAGE	SHEET 1 OF 1 SHEETS	FILE NO. 15224
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POTENTIAL LAYOUT FOR PART OF BLOCKS 1 & 2 CEDAR WOODS WRIGHT COUNTY, MN



708 1ST AVENUE NE, #1
BUFFALO, MN 55313
PH. 763.682.1781 WWW.MEYERROHLIN.COM

REVISIONS
11/20/15

DATE 11/17/15

DRAWN BY
TCM

BOOK 385
PAGE 30

SHEET 1 OF
1 SHEETS

FILE NO.
15224