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## MEMO

**Date:** April 1, 2015

**Re:** Planning Commission/Board of Adjustment Report

Dear Mayor and City Council,

The Planning Commission/Board of Adjustment held its regular meeting on March 19, 2014. There were three public hearing and action on one previously tabled item, for which the Commission is giving you their recommendations.

### PUBLIC HEARING #1

**Application:** Rezoning request from R-1 One and two Family District to R-3 Multiple-Family Residential District.

**Applicant:** Scott Gall

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#### Background Information:

**Proposal:** The applicant is requesting that the property at 1115 Lindbergh Drive be entirely rezoned to R-3 (Multiple-Family Residential District). The property is currently within two zoning districts - the majority is within the R-1 (One and two Family District) with a small corner that is zoned R-3. The applicant is contemplating eventual development of the property into multi-unit residential dwellings and the zoning change would be necessary to allow for such development.

**Location:**

- Legal Description: Part of Government Lot 4, Section 19, Township 129, Range 29.
- Property Address: 1115 Lindbergh Drive, Little Falls
- Parcel number(s): 491258000

**Property Owner:** Wayne and Karen Gall

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#### Public Input:

1. Several verbal comments were received in opposition to the rezoning. Commenters were concerned that the development of the property in multi-family housing would not fit in

with the single-family character of the area. One commenter noted that it would be beneficial to have the existing site cleaned up, however, and the existing house replaced with something newer.

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**Planning Commission/Board of Adjustment Action:** The Planning Commission/Board of Adjustment has recommended approval of the request, on a 3-2 vote.

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**City Council Direction:** The City Council may approve the request, deny the request, or table the request if the Council should need additional information. If the application is tabled, the Council should provide specific direction as to what additional information is needed.

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**Findings of Fact:** The following findings of fact are presented by Staff for consideration by the Planning Commission:

**Current Zoning:**

- Subject Property: One and Two Family Residential (R-1) and a small portion which is already Multiple-Family Residential District (R-3)
- Surrounding Properties: One and Two Family Residential (R-1) to the north and east. Multiple-Family Residential District (R-3) to the north and west. One and Two Family Residential (R-1) and PUD (golf course) across the Mississippi River.

**Current Land Use:**

- Subject Property: Single-family residential
- Surrounding Properties:
  - West: Primarily single-family residential
  - East: Single family residential and Mississippi River
  - South: Vacant R-3 zoned land and Mississippi River
  - North: Vacant R-1 zoned land

**Lot size:** Approx. 1.4 acres (subject parcel only)

**Sewer/Water:** The property is connected to City sewer/water (there appear to be four sewer/water stubs into this property)

**Natural Features:**

Floodplain: The property is identified as being partially within floodplain. The majority of the lot rises at least 8-10 feet above the floodplain elevation.

Bluff/Steep Slopes: There are steep slopes on the property leading down to the Mississippi River. The majority of the property, however, is relatively flat.

Wetlands: Any wetlands on the property appear to be at the shoreline with the Mississippi River and would not directly impact any building area.

**Comprehensive Plan:**

The property is identified for future use as "Urban" (3-4 units per acre).

**PROPOSED  
LAND USE**

**The plan has the following land uses:**

**AGRICULTURE - RURAL**

This designation includes rural uses, hobby farms, agriculture and, in some instances, very large lots all of which are not planned for urban development by 2020 unless growth or other circumstances dictate otherwise in which case an amendment to the plan will be evaluated.

**RESIDENTIAL**

**Country and Suburban-** This designation is for country and suburban style residential development and related uses served by City water and sewer at a density of 1-3 units per acre.

**Urban (Single-Family)-** This designation is for primarily single-family residential and compatible, associated uses, e.g. churches. Density would be 3-4 units per acre.

**Medium Density (Residential)-** This designation is for residential and associated public type uses including single-family, two-family and townhouses at a density of 4-10 units per acre.

**High Density (Multi-Family Residential)-** This designation is for townhouses, apartments and condominium developments at a density in the range of 10-30 units per acre.

**PROPOSED LAND  
USE COMPARED  
TO ZONING**

Table 1-1 is a matrix which shows the relationship between the Comprehensive Plan and the zoning districts.

**Table 1-1**

<b>COMPREHENSIVE PLAN COMPARISON TO ZONING DISTRICT</b>			
<b>Comprehensive Plan</b>		<b>Zoning Ordinance</b>	
<i>Land Use Designations</i>	<i>Density</i>	<i>Comparable Zoning Districts</i>	<i>Minimum Lot Area per Dwelling</i>
<b>RESIDENTIAL</b>			
COUNTRY AND SUBURBAN	1-3 units/ac	R-1.C Country Homes, One-and-Two Family Residential District	16,000 sf per dwelling, 2.7 units/acre
		Planned Unit Development-Country Homes, PUD- CH	Min lot size 16,000 sf/20,000 sf
URBAN (SINGLE-FAMILY)	3-4 units/ac	Mississippi Headwaters Corridor District (Morrison County)	Interim Lot 11,000 sf per dwelling Corner Lot 12,000 sf per dwelling
		R-1 One-and-Two Family Residential District	Interior Lot- 11,000 sf per dwelling, 3.96 units/acre Corner- 12,000 sf per dwelling, 3.63 units/acre
MEDIUM DENSITY	4-10 units/ac	R-2 One-and-Two Family Residential District	9,000 sf for one and two units, 4,500 sf per dwelling. 9.68 units/acre
HIGH DENSITY(MULTI-FAMILY RESIDENTIAL)	10-30 units/ac	R-3 Multiple-Family Residential District	Max. Density 29 units/acre
		R-4 Mobile Homes Residential District	Refers to MN Mobile Home Law

**Staff Comments:** Staff provided the following comments in its report to the Planning Commission:

1. The property is already partially zoned R-3 (a small corner at its northwest side).
2. Property immediately to the north and west is zoned R-3.
3. Property immediately to the north and east is zoned R-1.
4. The adjacent properties along the Mississippi River are both largely or completely undeveloped, but appear to have much greater portions which are within floodplain. The property that is the subject of this rezoning request is thus somewhat of an “island” in between two partially undevelopable properties (the property to the southwest does have some areas that appear to be developable and is currently zoned R-3).
5. There is some potential conflict between the City’s zoning map and its 2006 Comprehensive Plan in that the Comprehensive Plan calls for 3-4 units per acre in this

area (consistent with R-1 zoning) and the Zoning Map identifies portions of this same area as zoned R-3 (allowing for densities higher than 3-4 units per acre). The City may wish to consider updating its Comprehensive Plan if the 2006 Plan no longer reflects the desires of the City for this area.

6. Under R-1 zoning requirements for new lots, this parcel could be split into three (very nearly four) residential lots. This would allow for up to 6 dwelling units.
7. Under R-2 zoning requirements for new lots, this parcel could be split into five residential lots. This would allow for up to 10 dwelling units.
8. Under R-3 zoning requirements, this parcel could potentially have about 6-7 twin homes (12-13 total units), 5 four-plexes (20 total units) or a 25 unit apartment building (two-bedroom apartments). There are other possibilities depending on how many units in a building and/or how many bedrooms in an apartment that could result in fewer or more units allowed. There would also be setback, stormwater management and other regulations that may impact the number of allowable units in a future R-3 development.

If you have any questions, please feel free to contact me. I can be reached by phone at (888) 439-9793 or by email at [oleson@hometownplanning.com](mailto:oleson@hometownplanning.com).

Sincerely,



Ben Oleson, AICP  
Hometown Planning  
City of Little Falls Zoning Administrator