

AGENDA
CITY OF COKATO PLANNING & ZONING
CITY HALL
JULY 26, 2021, 6:00 p.m.

1. Call to Order & Pledge of Allegiance: 6:00 p.m.

2. Approval of Agenda

3. Public Hearing

Request of Josh Wuollet to rezone the property at 680 Johnson Street SE from R-1, Single Family District to R-3, Single Family District

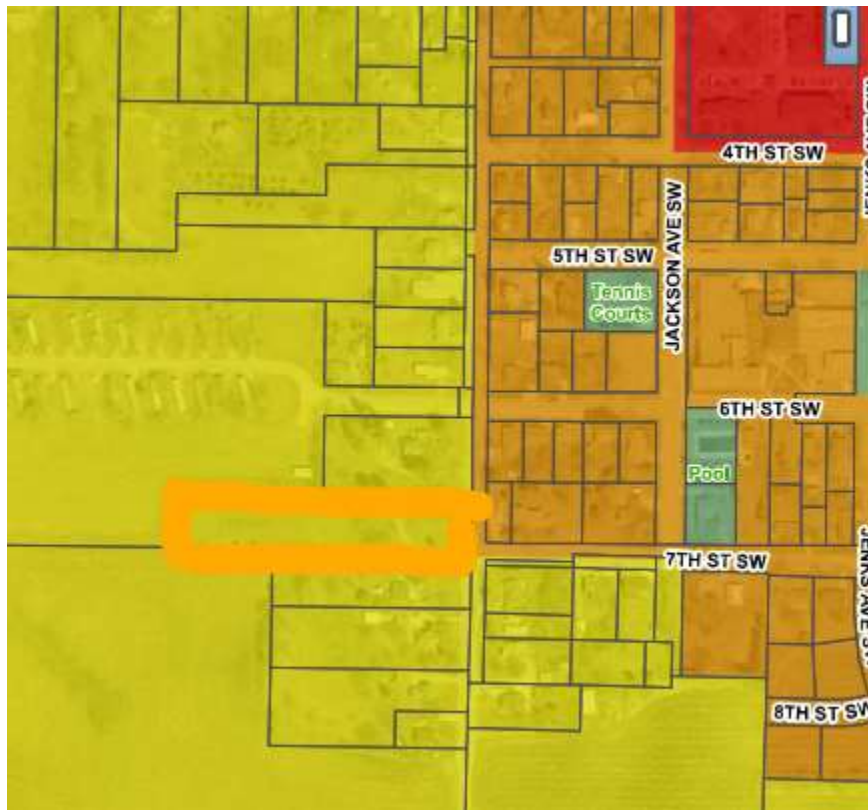
4. Adjournment

Planning and Zoning Request - Request of Josh Wuollet to rezone the property at 680 Johnson Street SE from R-1, Single Family District to R-3, Single Family District

Review

The applicant Josh Wuollet has applied to rezone the following parcel from an R-1 Single Family Dwelling District to an R-3 District for 680 Johnson Street SE.

The property is currently part of the R-1 zoning which is seen in the following zoning map. The rezoning would give the property owner the ability to have townhomes or multiple family dwellings located in the area. There is R-3 zoning directly across the street from this parcel as seen in the following zoning map.



The parcel is quite large for the area being 1.9 acres in size and it has dimensions of 130 feet by 630 feet as seen below.

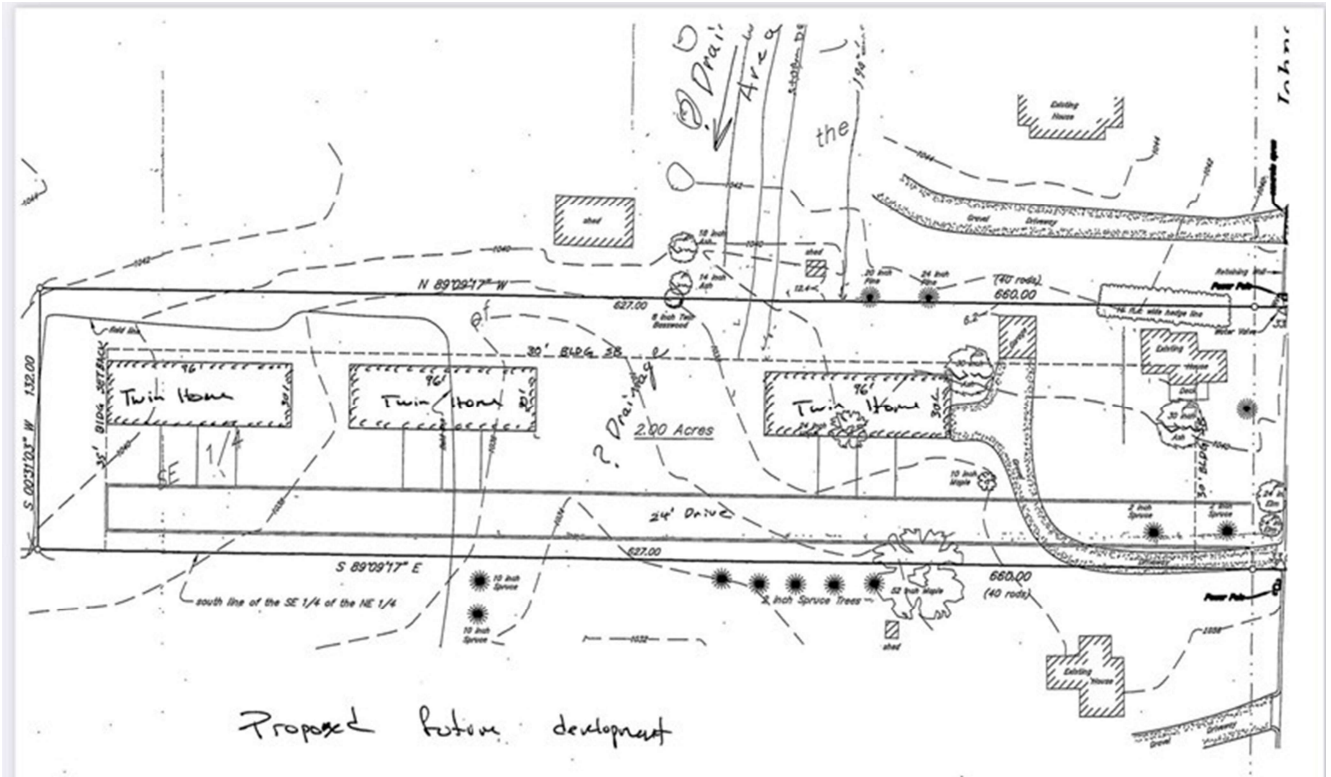


Site Plan

The site plan submitted depicts keeping the existing single family dwelling on the property for the time being and constructing three twinhomes on the property. The applicant has discussed building three twinhomes on the property and possibly four plexes as well.

Access to the site would be from a private owned 24 foot wide driveway along the south side of the property. Each dwelling would require 2 off street parking spaces per unit.

Seven dwellings on the 1.90 acre parcel would be a 11,823 square feet per unit which is more than the required minimum lot size. Private access easements would have to be designed



R-3 Zoning Requirements

(A) Permitted uses.

- (1) One-family detached dwellings;
- (2) Public parks, playgrounds and recreational uses of a noncommercial nature;
- (3) The renting of rooms by a resident family for lodging purposes only, and for not more than two roomers in a one-family dwelling;
- (4) Customary home occupations, provided that the occupation is carried on in the principal building. Not more than 25% of the gross floor area of the residence is used for this purpose; only articles made or originating on the premises shall be sold on the premises unless the articles are incidental to a permitted commercial service. No articles for sale shall be displayed so as to be visible from any street. No person is employed other than a member of the household residing on the premises. No mechanical or electrical equipment is used if the operation of the equipment interferes unreasonably with the desired quiet residential environment of the neighborhood;

(5) Customary accessory uses incidental to the foregoing principal uses when located on the same lot with the building to which it is accessory but not including any business or industrial use;

(6) Churches, public and parochial schools and public buildings; and

(7) Hospitals, clinics, mortuaries, sanitariums, nursing homes, rest homes, old age homes and rooming and boarding houses.

(B) (1) *Conditional Uses.* Home occupations which may be limited to include the following conditions:

(a) No evidence of the occupation other than gardening is visible from the street;

(b) No sale or products produced off the site; and

(c) No employed assistant.

(2) *Duplexes, triplexes and four-plexes.*

(a) Zero lot line housing as regulated by § 153.083; and

(b) Earth sheltered dwellings.

(D) *Building requirements.*

(1) Minimum floor area: Residential: 1,000 square feet;

(2) Height limit: Residential: Two and one-half stories but less than 35 feet; and

(3) Maximum floor area ratio:

(a) Residential: 0.3; and

(b) All other: 0.4.

(E) *Minimum lot requirements.*

(1) Area: 6,000 square feet;

(2) Width: 50 feet measured at front setback line;

(3) Depth: 60 feet;

(4) Front yard: 30 feet or average depth of front yard. There shall be a front yard having a depth of not less than 25 feet, except that in a block where two or more residences have been erected facing the same street, the setback for remaining

lots in that block fronting on the same street shall be determined by the average setback of existing buildings;

(5) Rear yard: 20 feet; and

(6) Side yard:

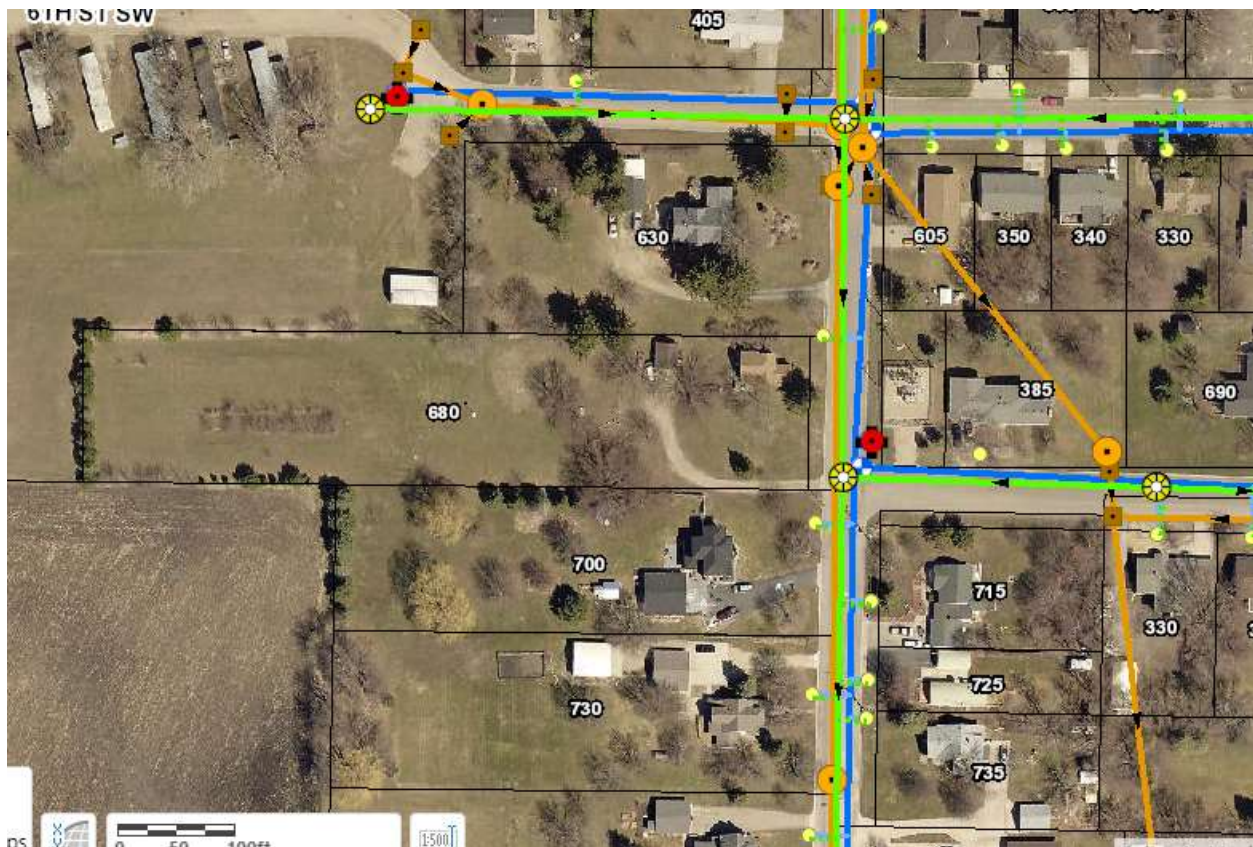
(a) Residential: there shall be a five foot side yard on each side of the principal structure; and

(b) Public and semi-public buildings: 25 feet.

(Prior Code, § 903.04)

Public Utilities

There are public utilities with Johnson Street which can be extended to the site. There has been discussion with the City Engineer if larger sewer and water lines would be extended into the property to potentially serve other properties in the area. This is discussion point for a later conversation when detailed designs are discussed.



Note: Blue is Water, Green is Sewer, Orange is Storm Sewer

Recommendation

I would recommend the rezoning of the parcel from R-1 to R-3 with the following conditions:

1. A conditional use permit must be obtained for twinhomes or multiple family dwellings as per City Code.
2. As part of development the City may share in the cost of oversized water and sewer to the property.
3. With any new development a storm water utility plan shall be submitted for review and approval.