

**AGENDA
CITY OF COKATO
PLANNING & ZONING
CITY HALL
SEPTEMBER 13, 2021**

- 1. Call to Order & Pledge of Allegiance: 6:00 p.m.**
- 2. Approval of Agenda**
- 3. Request of AA Properties of Cokato LLC for a conditional use permit to allow a multifamily buildings R-3, Single Family District. The property address is 185 Pleasant Avenue NE and 205 Pleasant Avenue NE.**
- 4. Adjournment**

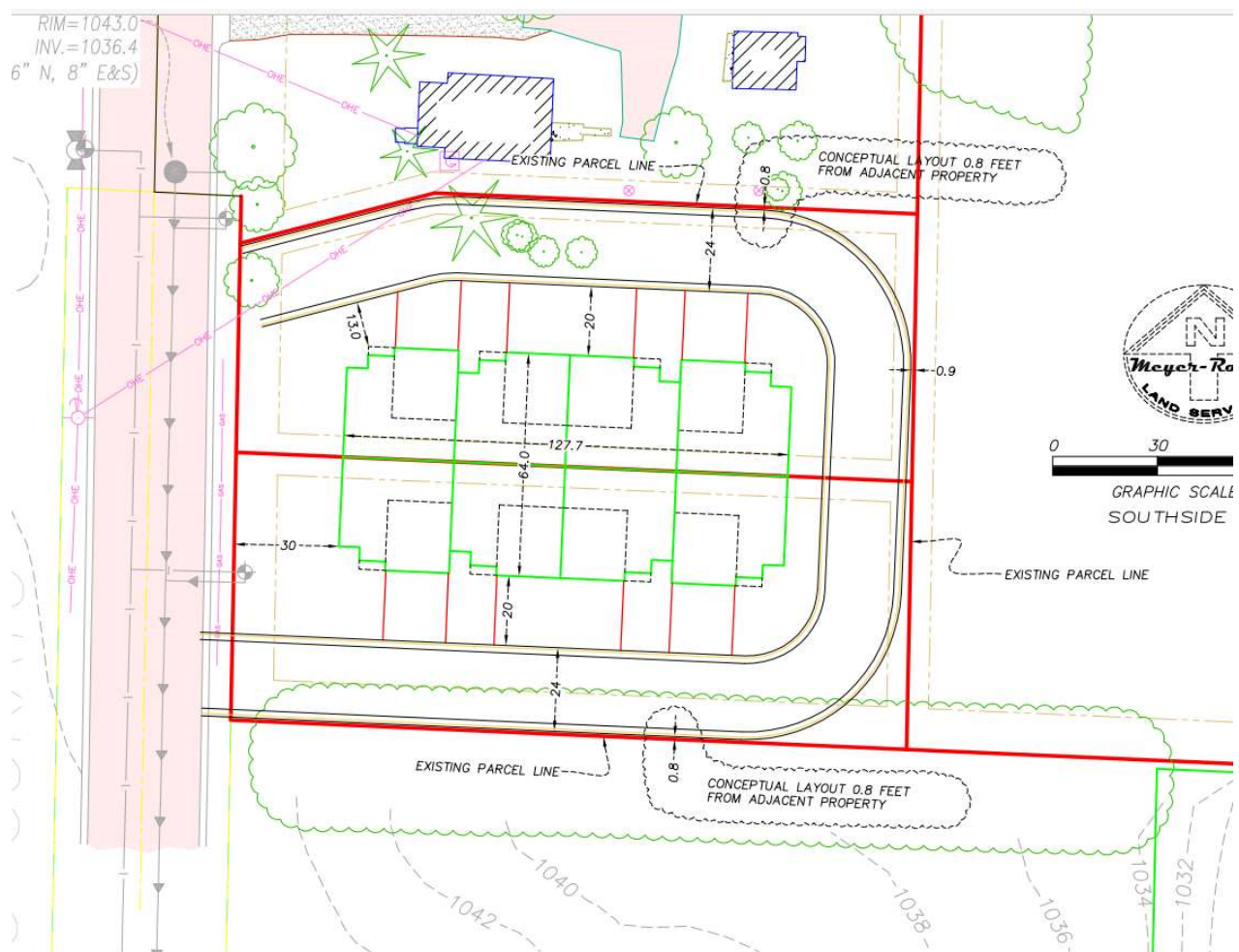
Request of AA Properties of Cokato LLC for a conditional use permit to allow a multifamily buildings R-3, Single Family District. The property address is 185 Pleasant Avenue NE and 205 Pleasant Avenue NE.

Action

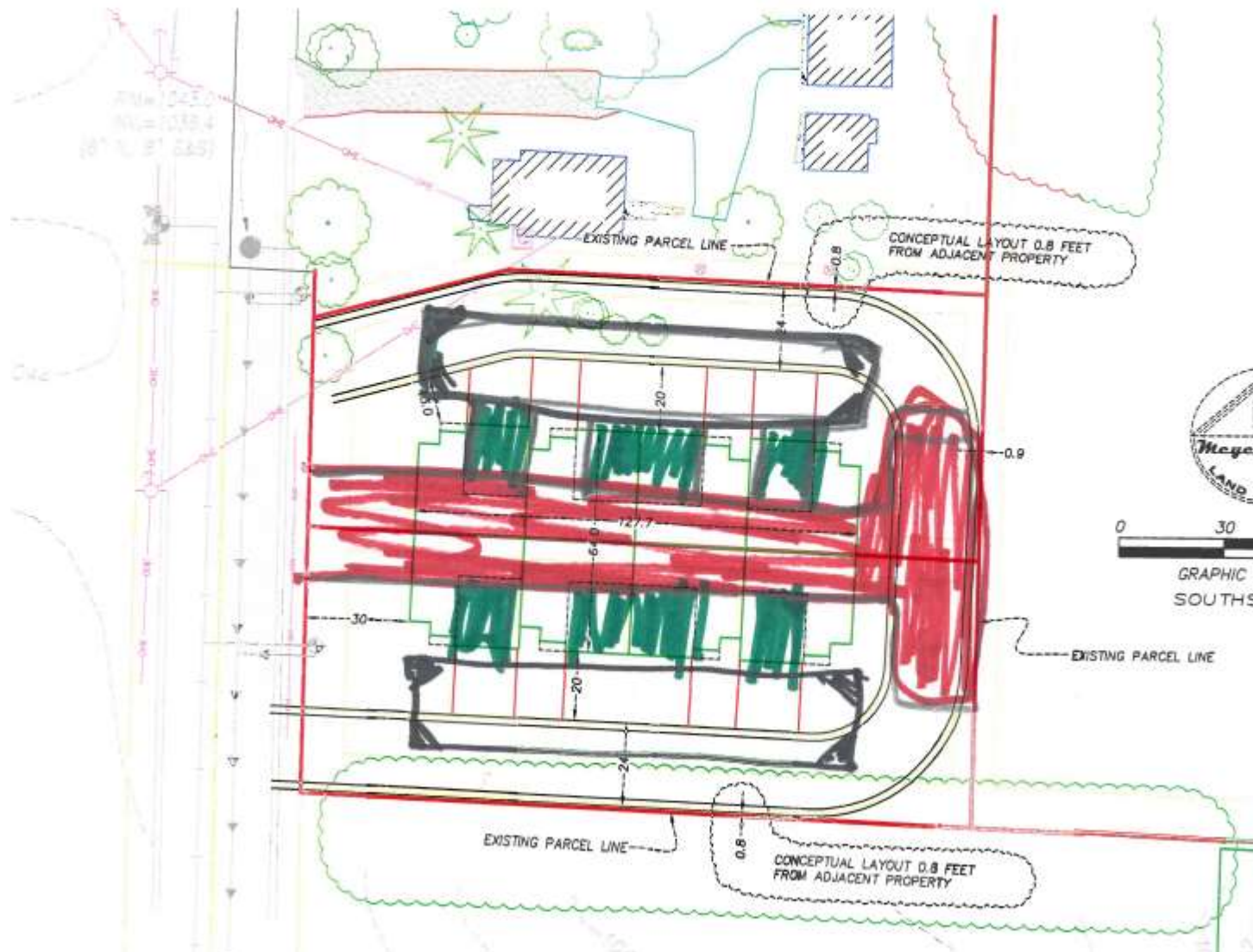
Review the parcel development which may include amending the site plan or possibly reviewing the ordinances, Zoning Map, etc.

Review

I like the idea of the 8 plex on the property, however the City's Zoning Ordinance is posing some issues. In the R-3, multiple family zoning allows a four plex as a conditional use. The submitted building is an 8 plex. The unclear part is that it requires a minimum amount of square footage required for the piece of property as well which requires 6,000 square feet.



Is it feasible to divide the 8 plex into two four plexes with the Zoning Ordinance. This would eliminate more private road, but I realize it would lead to more building costs without the shared wall of the units (back to back). See my simple sketch below.



§ 153.032 ONE-FAMILY RESIDENTIAL (R-3)

This district shall provide the older platted areas of Cokato with smaller lot sizes to redevelop at acceptable standards for garage and home expansion construction.

(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:

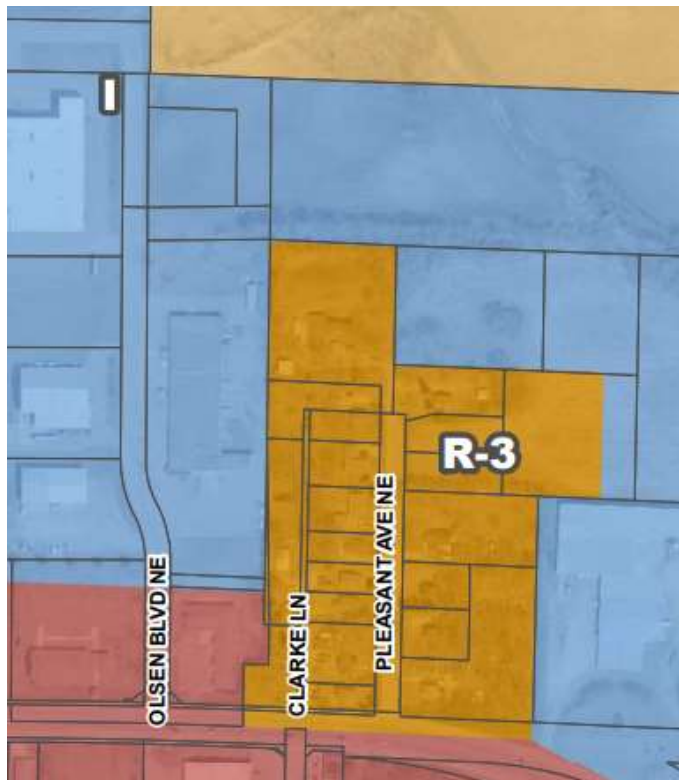
- (a) No evidence of the occupation other than gardening is visible from the street;
- (b) No sale or products produced off the site; and
- (c) No employed assistant.
- (2) *Duplexes, triplexes and four-plexes.*
 - (a) Zero lot line housing as regulated by § 153.083; and
 - (b) Earth sheltered dwellings.

(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;
 - (b) Public and semi-public buildings: 25 feet.
- (Prior Code, § 903.04)



The Zoning Ordinance has not been changed since the 1970's. With that said that As we look at appropriate land uses (industrial, residential, etc) I would advise the Council and Planning and Zoning Commission to look at these four items.

Overall, the R-1, R-2, and R-3 zoning districts are the City's three residential zoning districts. See attached handout.

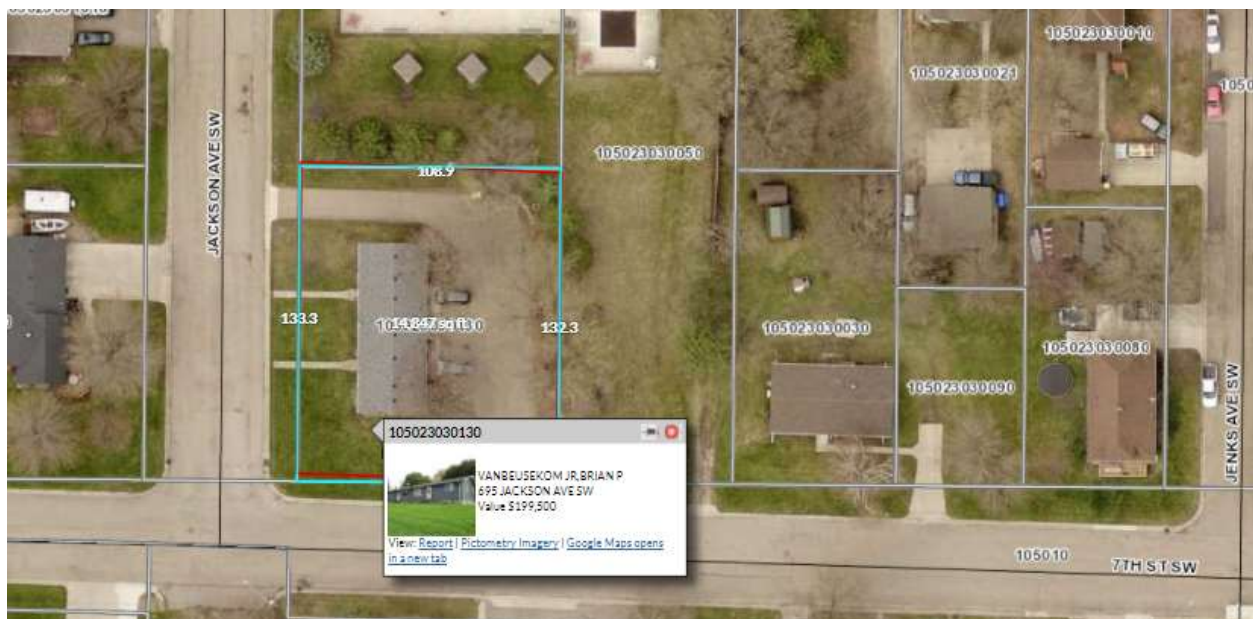
The following are examples of apartment developments around the community. They give an idea of how they fit into the community

I believe that with the Housing Study we will have to examine the Zoning Code as it pertains to allowing housing since some of the existing apartment buildings could not be built today.

695 Jackson Avenue, 15,000 square feet, 4 plex - Zoning is R-3

No garages

Year Built 1970



775 S Broadway Avenue 27,631 square feet 6 units – Detached garages Zoning is R-3

Built in 1964



183 Sunset Avenue NW

1973 48 units

3.13 acres



410 2nd Street NW

1973, 8 Unit Apartment Building

25,465 square feet



Density – The amount of units or size of development (Industrial/Commercial) on a parcel.

Height/Scale – The allowed height of proposed structures. In my opinion, this is the most important items.

Land Use – The allowed land use in the district (residential, commercial, industrial).

Setbacks – The setbacks of said development.

City of Cokato Zoning Districts
9/13/2021

Zoning district	Setbacks			Minimums					Use
	Front	Side	Rear	Lot Width	Lot Depth	Lot Size	Home Size	Allowed	Conditional
R-1 The major purpose of this district is to allow the continuation of existing residential development and in filling of existing lots in the residential areas of the city where central sewer and water systems will be extended.	30	10	35	90	120	13,500	1,000 sq ft	SFD	
R-2 The major purpose of this district is to allow for medium density and multi-family residential development in areas served by central sewer.	30	10' to 25'	35	80-160	135	See note 2	See note 1	SFD and Townhomes, Apartments	
R-3 This district shall provide the older platted areas of Cokato with smaller lot sizes to redevelop at acceptable standards for garage and home expansion construction.	30	5	20	50	60	6,000	1,000 sq ft	SFD	3 to 4 plex

Note 1

One-family dwelling; 900 square feet;
Two-family dwelling unit: 750 square feet per unit; and
Multiple-family dwelling units:
Efficiency: 350 square feet per dwelling unit;
One bedroom: 700 square feet per dwelling unit;
Two bedroom: 900 square feet per dwelling unit; and
Three bedroom: 1,100 square feet per dwelling unit.

Note 2

Minimum lot requirements.

Area:

One-family dwelling: 10,800 square feet;
Two-family dwelling: 14,000 square feet;
Multiple-family dwelling units:
One bedroom: 5,000 square feet per dwelling unit;
Two, three and four bedroom: 5,500 square feet per dwelling unit;
Width: One- and two-family dwelling: 80 feet;
Three- and four-family dwelling: 120 feet;
Five- to eight-family dwelling: 160 feet;
Depth: 135 feet;
Front yard: 30 feet or average depth of front yard;

Rear yard: 35 feet except where the yard abuts permanent open space in which case 20 feet may be allowed; and

Side yard:

One- and two-family dwellings: ten feet each side except that corner side yards shall be 25 feet adjacent to street;

Multiple-family dwellings: 15 feet each side plus five feet for each additional story over ground floor level;

Corner side yards shall be 25 feet adjacent to street; and

Public and semi-public buildings: 25 feet.
(Prior Code, § 903.04)