

May 10, 2024

To: Planning Commission
From: Community Development Department
RE: Preliminary Plat Cashman Addition No. 3

Application Review

PIN: 17-004-1404
Now referred to as “subject property”

Address and Location 285 22nd St NW
22nd Street NW and 3rd Avenue NW to the west

Applicant: City of Owatonna
Now referred to as “applicant”

Owner: City of Owatonna

Existing Zoning: R-1 Single-Family Residential District; requested to be rezoned to R-6 High Density Residential

Existing Land Use: The property is currently vacant

Report Attachments: Preliminary plat
Location map
Project narrative
Notices
Zoning map
Future land use map

Background

The City of Owatonna is requesting approval of the preliminary plat of Cashman Addition No. 3, a single-lot residential plat. The applicant is proposing residential redevelopment of this parcel. The intent is for the applicant to solicit an RFP for redevelopment, welcoming a range of medium and high density residential proposals; those allowable uses under the R-6 zoning district.

Access to the parcel may be off 3rd Ave NW or 22nd St NW. The parcel is serviced through existing water, sewer, and storm sewer located in 3rd Avenue NW.

Proposed Development:

Size of Subdivision: 0.56± acres

Number of Lots: One lot subdivision

Lot Configuration: Generally rectangular in shape

Street Pattern:	No changes to existing streets
Services:	Storm, sewer, and water are located in 3 rd Ave NW. No utility stubs are present on the site, per preliminary plat
Timing of Development:	The applicant will record the plat after approval to develop the RFP
Outstanding Assessments:	None
Floodplain:	None
Wetlands:	The property does not have any wetlands
Storm Water Drainage:	There will be site alterations as part of the residential redevelopment. Will be reviewed specifically with a grading permit for any new construction.
Easements:	None proposed
County/MNDOT Review:	Not adjacent to a ROW

Context

The subject property is guided as low density residential on the future land use map. The parcel is currently vacant. The subject property is zoned R-1 Single Family Residential.

The subject property is situated next to R-6 high density residential (east and south) and mobile home (west). Directly to the north is an R-1 single family home.

A rezoning for R-6, High Density Residential is following the preliminary plat.

Comprehensive Plan Alignment

The preliminary plat is platting an existing lot within city limits for the purposes of redevelopment. This application aligns with the following 2006 Owatonna Development Plan Goals:

Primary land use objectives and principles

- Provide new high quality residential areas that are a prominent Owatonna characteristic.
- Assure that new growth is compatible with the existing development pattern and that development occurs in a fashion that best utilizes existing infrastructure and minimizes public costs.
- Discourage unnecessary urban sprawl into the rich agricultural areas surrounding the city and encourage the county and townships to maintain a policy of protecting agricultural uses and directing urban levels of development into cities where such growth can best be accommodated.

Residential growth areas

- **Policy** – The city will encourage developers of new subdivisions to provide some housing types that are suited to the needs of the city’s aging population.
- **Policy** – The city will support multi-family residential uses in areas where there is proximity to major thoroughfares, commercial areas, open space or other amenities, or in areas that are an extension of existing multi-family use.

Access and Streets

Site plan will be reviewed for compliance with zoning ordinance at the time of application.

Utilities

Storm, sewer, and water exist in 3rd Ave NW. No sanitary or water stubs are shown on existing GIS or preliminary plat. Developer will need to go into the street to tap water and sewer lines.

Natural Resource Inventory

No wetlands are on this parcel, confirmed by Steele County Soil and Water Conservation District.

Findings of Fact

1. The City of Owatonna initiated a preliminary plat and is referred to as “the applicant.”
2. That the surrounding properties are currently zoned and have the following land use:
 - a. *North*: Low density residential zoned R-1; separated by 22nd Street NW
 - b. *South*: High density residential zoned R-6
 - c. *East*: High density residential zoned R-6
 - d. *West*: Mobile home zoned MH, mobile home park; separated by 3rd Avenue NW
3. That the preliminary plat meets minimum lot sizes from in the City of Owatonna zoning code (157.028).
4. That the future zoning (R-6) is in general alignment of the comprehensive plan because the surrounding parcels (east, south, and west) are designated as Mobile Home and High Density Residential.
5. That the preliminary plat offers two potential access points to support a range of housing types.
6. That the property is adequately served by utilities, with storm, sewer, and water existing in 3rd Ave NW.

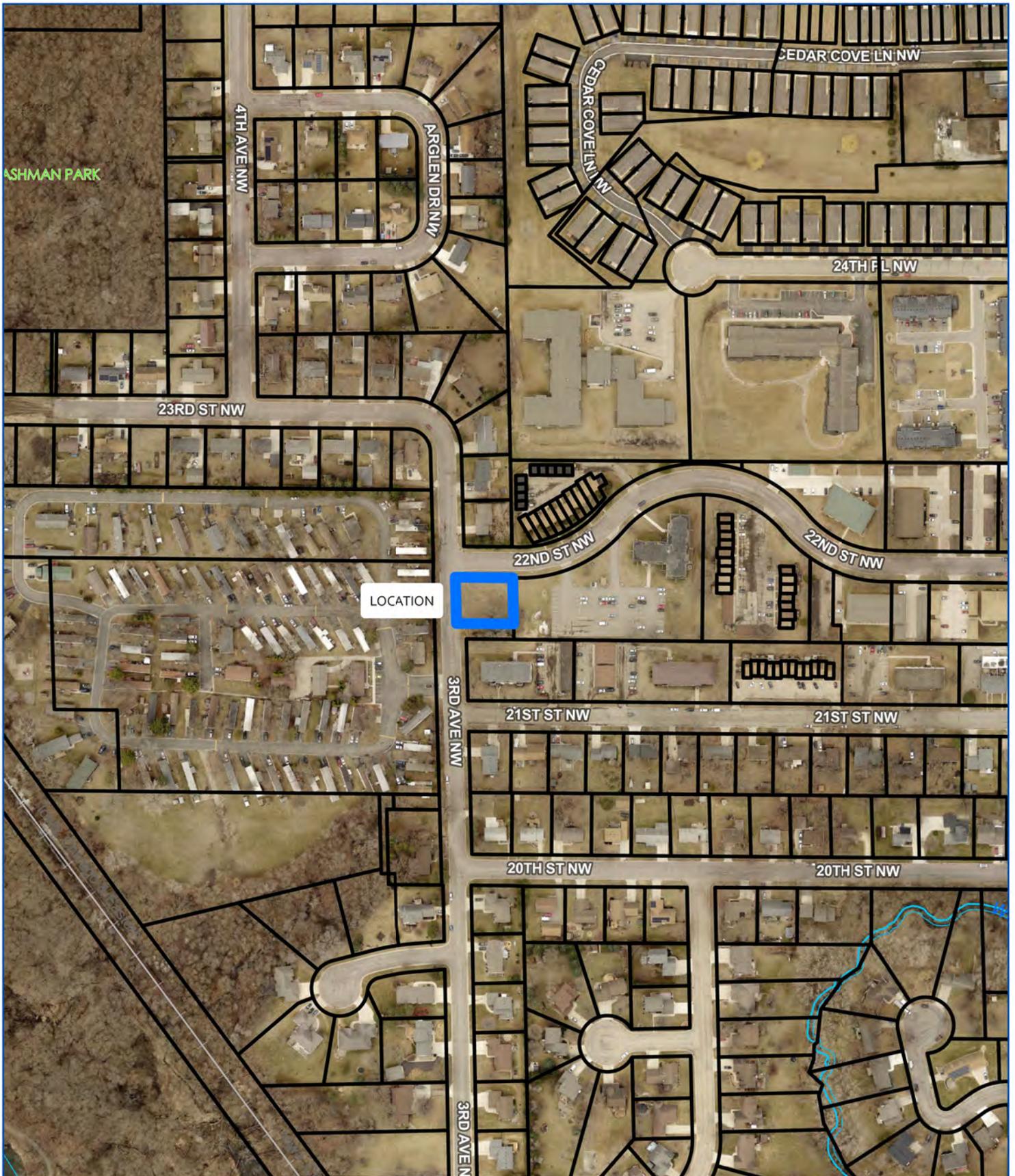
Recommendation

Staff recommends **approval** of the preliminary plat, Cashman Addition No. 3, based on findings of fact and the following condition:

1. Future development needs to comply with all state and local requirements and codes at the time of construction.

Location Map - 285 22nd Street NW
City of Owatonna

Exb A



Aerial Photo - 285 22nd Street NW
City of Owatonna

Exb B

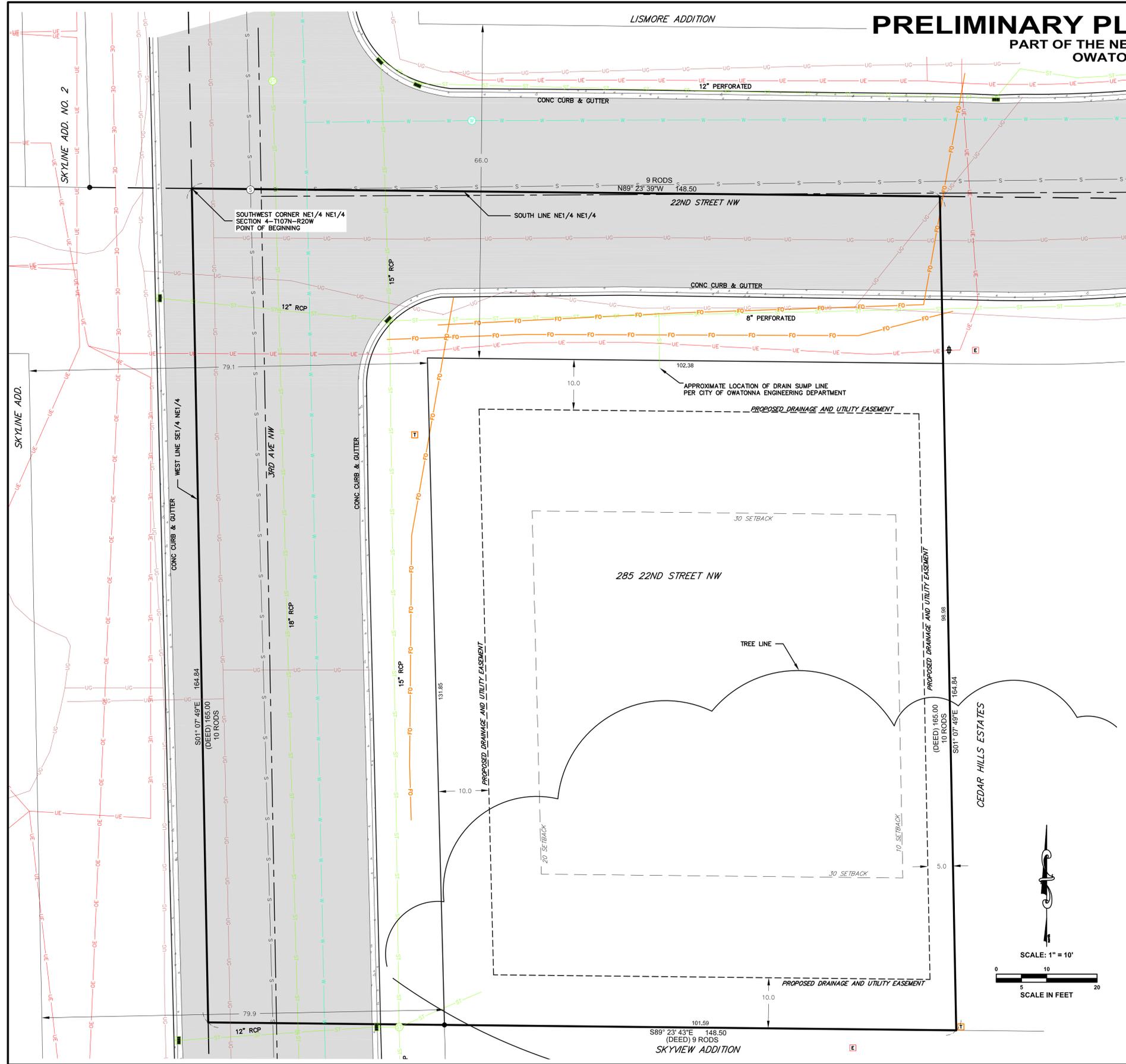


This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes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

April 30, 2024

PRELIMINARY PLAT CASHMAN ADDITION NO. 3

PART OF THE NE1/4 OF THE NE1/4 OF SECTION 4-T107N-R20W
OWATONNA, STEELE COUNTY, MINNESOTA



LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 4, Township 107 North, Range 20 West described as follows:
Beginning at the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 4, thence South 10 rods, thence East 9 rods, thence North 10 rods, thence West 9 rods to the point of beginning.

STREET ADDRESS
285 22ND STREET NW
OWATONNA, MN 55060

Zoned: R-1
Single Family Residential
Setbacks:
Front Yard = 30
Side Yard = 10
Rear Yard = 30

AREA
Gross 0.56 ACRES±
PROPOSED LOT AREA
0.31 ACRES±

OWNER
City of Owatonna

PHOTO FROM STEELE COUNTY GIS

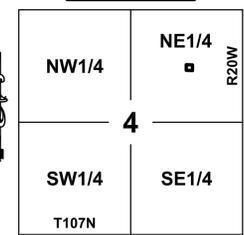


Some site improvements and topography may have been concealed by winter conditions at the time of survey.

LEGEND

- = 5/8 inch X 16 inch iron monument (capped RLS 52646)-Placed
- = Iron monument-Found
- W — = Water Main
- S — = Sanitary Sewer
- ST — = Storm Sewer
- G — = Gas Main
- FO — = Fiber-Optics
- UE — = Underground Electric
- OE — = Overhead Electric
- OH — = Hand Hole
- ⊕ = Electric Box
- ⊕ = Telephone Pedestal
- ⊕ = Catch Basin
- ⊕ = Manholes & Manhole
- 1272 = Elevation Contour Line
- ▒ = Concrete Surface
- ▒ = Bituminous Surface
- ▒ = Gravel Surface

VICINITY MAP

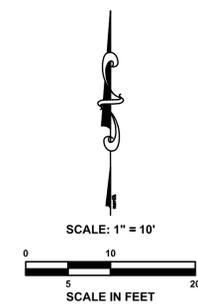


BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Harm Adjustment Grid

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April 4, 2024

Greg Kruschke
Community Development Manager
(507) 774-7317
Greg.Kruschke@owatonna.gov

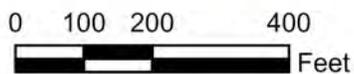
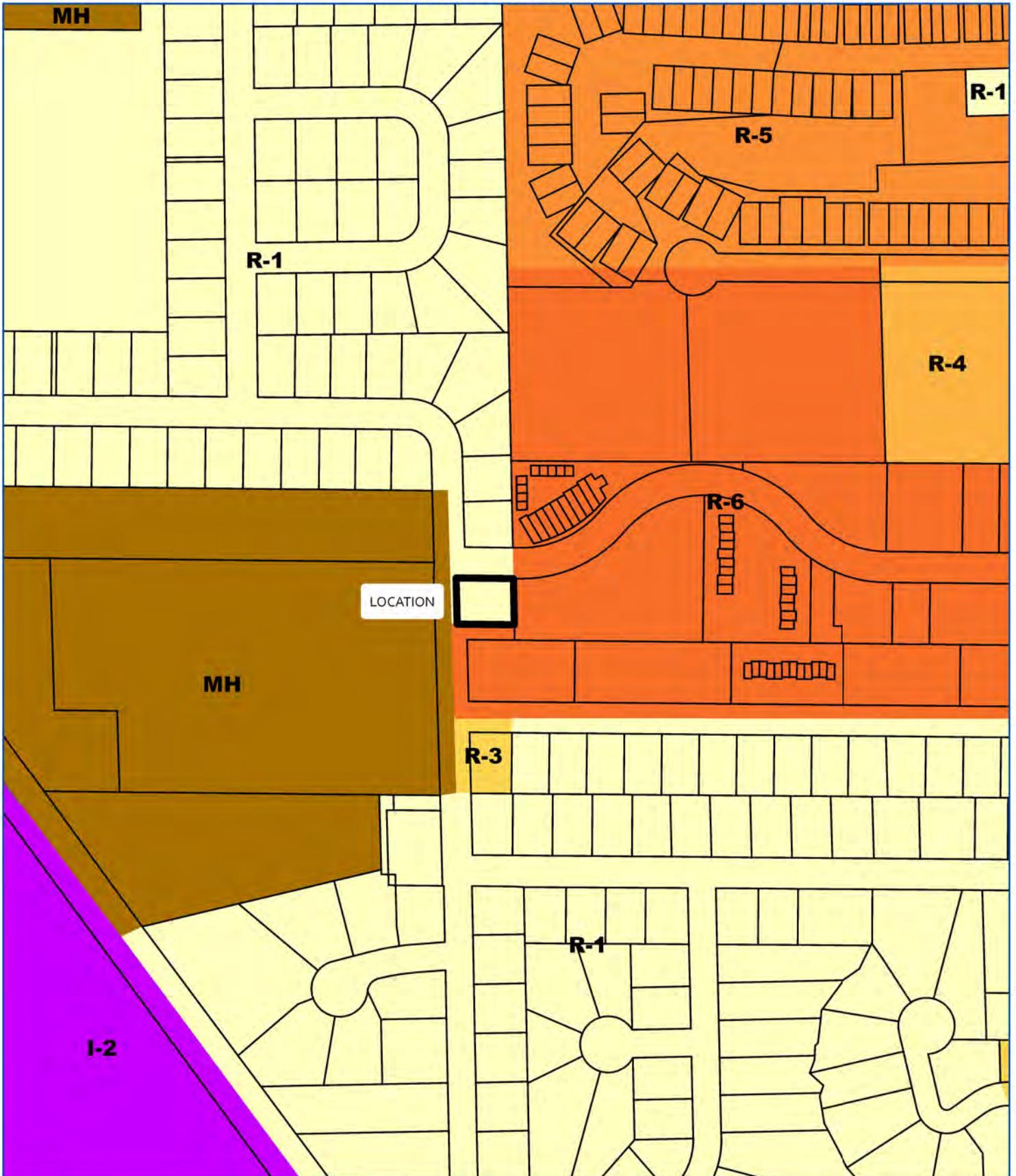
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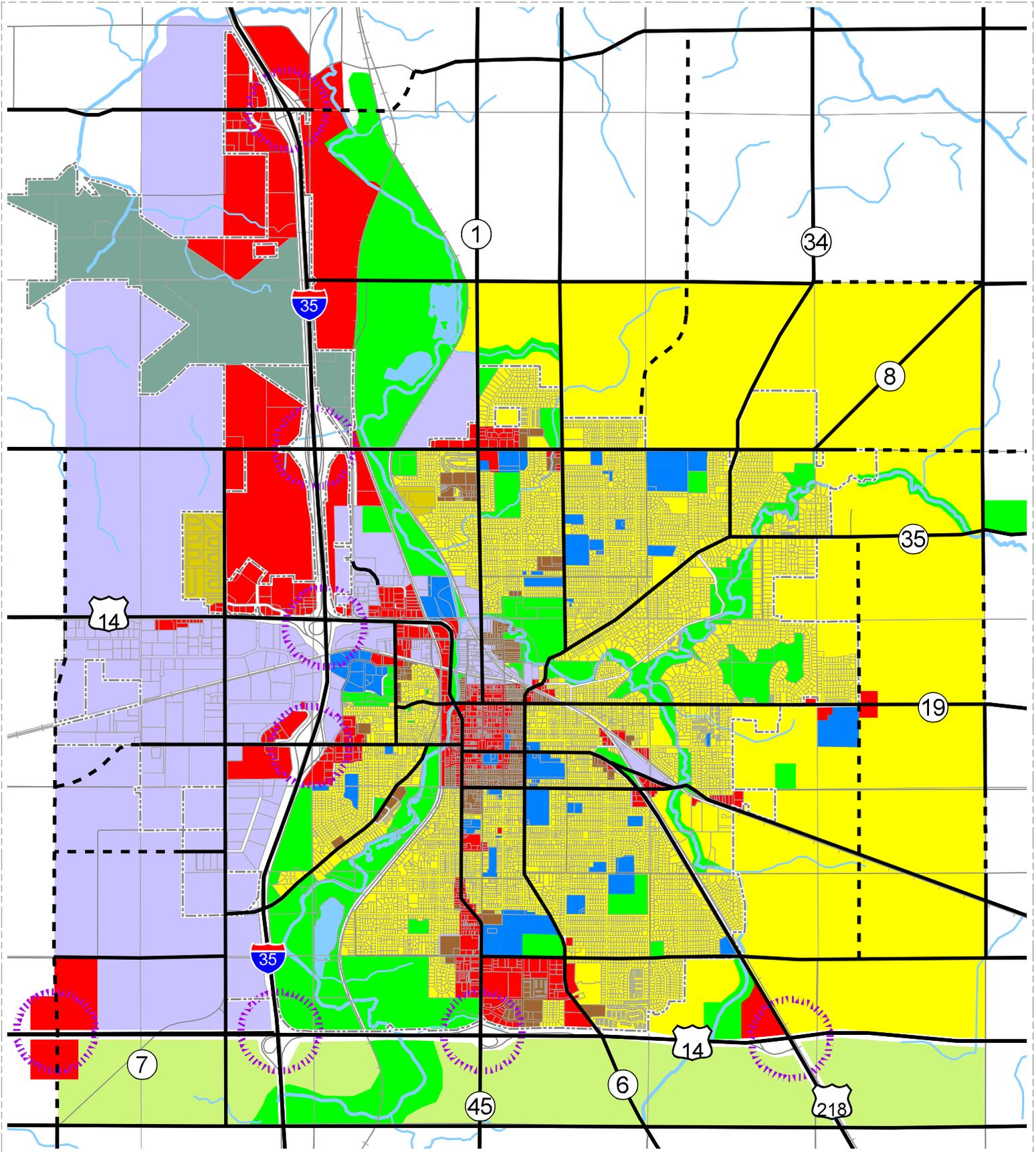
This request is a city initiated preliminary and final plat. The preliminary and final plat is for a single lot subdivision, located at the SE corner of 3rd Avenue SW and 22nd Street Northwest, parcel number 17-004-1404.

The purpose of the request is to address property boundary discrepancies and provide clarification through the platting process.

Zoning Map
285 22nd Street NW

Exb A





Development Plan

City of Owatonna, Minnesota

- | | |
|---------------------------------|----------------------|
| City Boundary | Commercial |
| Highway Intersections | Industrial |
| Major Transportation Corridors | Park/Open Space |
| Future Transportation Corridors | Public/Institutional |
| Railroad | Airport |
| Low Density Residential | Agricultural |
| High Density Residential | Open Water |
| Mobile Homes | |



October 30, 2006
 Prepared by DSU/Bonestroo
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