

May 10, 2024

**To:** Planning Commission  
**From:** Community Development Department  
**RE:** Application No. RZ-7, City of Owatonna, a request to rezone the subject property from R-1 Single Family Residential to R-6 High Density Residential District for the purposes of residential redevelopment for the subject property to be addressed 285 22nd St NW.

**Application Review:**

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

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

**Owner:** City of Owatonna

**Legal Description:** To be platted as lot 1, block 1, Cashman Addn No. 3

**Existing Zoning:** R-1 Single-Family Residential District

**Existing Land Use:** The property is currently vacant

**Adjacent Zoning & Land Uses:** *North:* Low density residential zoned R-1; separated by 22<sup>nd</sup> Street NW  
*South:* High density residential zoned R-6  
*East:* High density residential zoned R-6  
*West:* Mobile home zoned MH, mobile home park; separated by 3<sup>rd</sup> Avenue NW

**Site Area:** 0.56 acres

**Location:** 22<sup>nd</sup> Street NW and 3<sup>rd</sup> Avenue NW to the west

**Report Attachments:**

1. Application Materials
2. Location Maps (aerial and site)
3. Notices
4. Zoning map
5. Future land use map

**Proposed Development**

- Application No RZ-7, City of Owatonna, now referred to as “applicant”, requests to rezone the subject property from R-1 Single Family Residential to R-6 High Density Residential for the purposes of residential redevelopment.
- This is a City of Owatonna initiated rezoning request, to be platting as lot 1, block 1, Cashman Addition No. 3, to be addressed 285 22nd St NW.

- The purpose for the rezoning request is to facilitate residential redevelopment of this vacant parcel.
- The proposed multi-family project will need to go through all permit approvals prior to commencing construction.
- It is likely that a variance will be needed to facilitate the redevelopment of this parcel to meet setback requirements for certain housing types.
- The rezoning of this parcel would make the development in harmony and within community context of the existing block and adjacent properties (east, south, and west).

### **Alignment with the Comprehensive Plan**

The 2006 Future Land Use Plan identifies this parcel as low density residential. The surrounding parcels within this block (east and south) are identified as high density residential on the future land use map.

An assumption for the low density residential classification may have been due to the vacant status of the parcel, when the surrounding future land uses are HDR. The future land use plan viewed this parcel on its own, as opposed to evaluating the larger neighborhood and development potential. Therefore, staff believe the proposal to be in general harmony with the future land use map.

### **Compatibility with Surrounding Land Uses**

The parcel is currently vacated and situated next to high density residential parcels (east and south) and mobile home to the west. The single-family zoning and low-density land use future designation would impact the built form of and scale of the neighborhood if a single-family home was approved to be constructed.

The proposal to rezone to R-6 High Density Residential is in alignment with surrounding uses of adjacent properties. Staff believe the rezoning is compatible with the existing neighborhood.

### **R-6 High Density Residential District Regulations**

The request meets minimum lot sizes and yard requirements for the R-6 zoning.

The rezoning, and correlating assigned zoning district, offers different residential development types. *157.020 residential district use chart* allows 3-4 unit multifamily, 5-12 unit multi-family, multi-family (over 12 units), townhouses, and two-family dwellings.

### **Findings of Fact**

1. The City of Owatonna is the “applicant” and “owner” properly applied for the rezoning for the subject property.
2. That the requested rezoning designation for the subject property is R-6 High Density Residential.
3. The rezoning is compatible with the existing neighborhood because the surrounding parcels (east, south, and west) have existing land uses as higher density residential.
4. That the properties to the east and south have a future land use of high density residential. These properties are located within the same block.
5. The R-6 High Density Residential zoning district includes a range of medium and high density housing typologies such as two-family dwellings, townhomes, 3-4 unit, 5-12 unit, multifamily over 12 units.

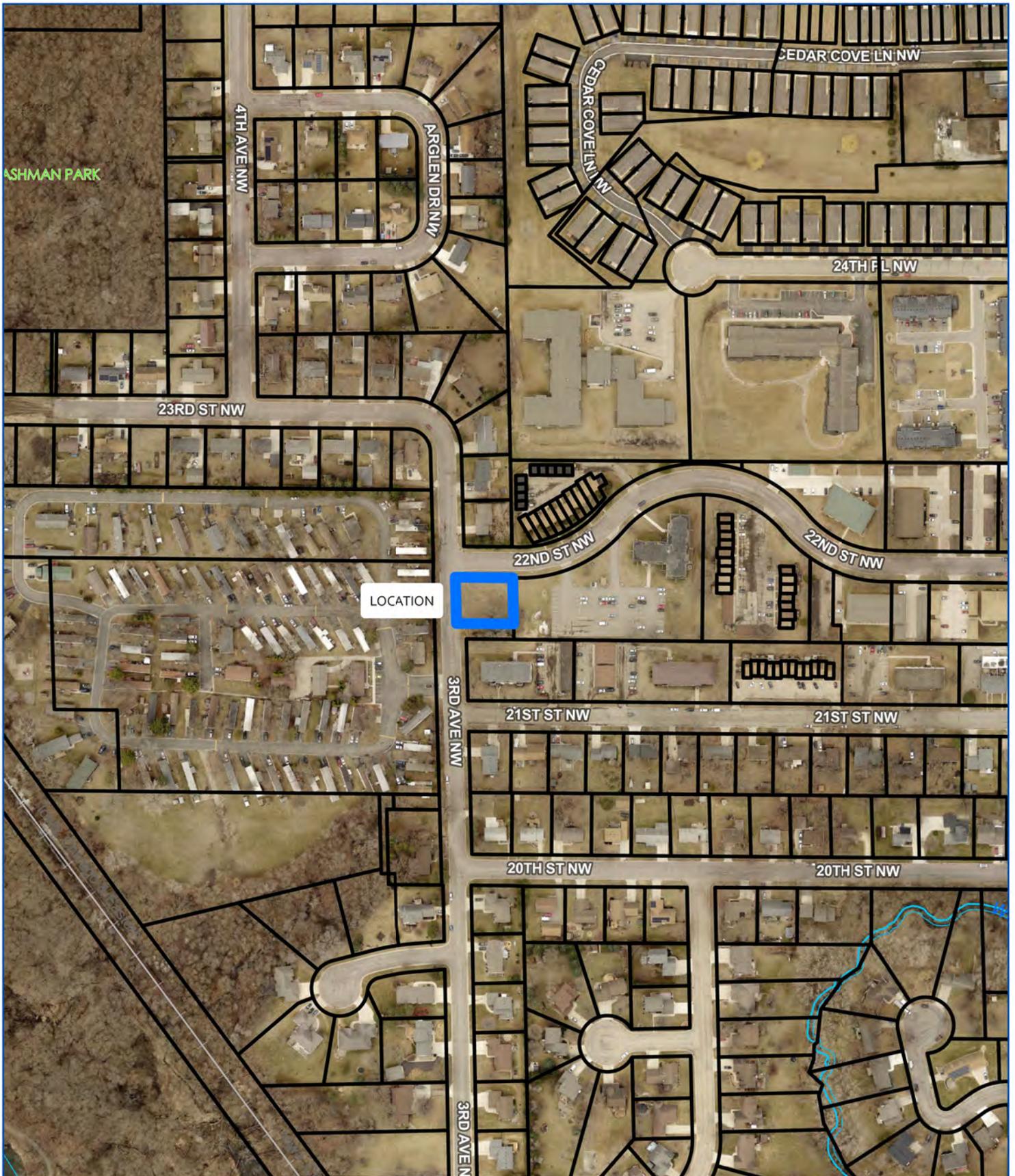
6. The purpose of the zoning establishment is to make this parcel in harmony with the surround parcels.

**Recommendation**

Staff recommends **approval** of the rezoning of Lot 1, Block 1, Cashman Addition No. 3, from R-1 Single Family Residential to R-6 High Density Residential based on findings of fact.

Location Map - 285 22nd Street NW  
City of Owatonna

Exb A



Aerial Photo - 285 22nd Street NW  
City of Owatonna

Exb B

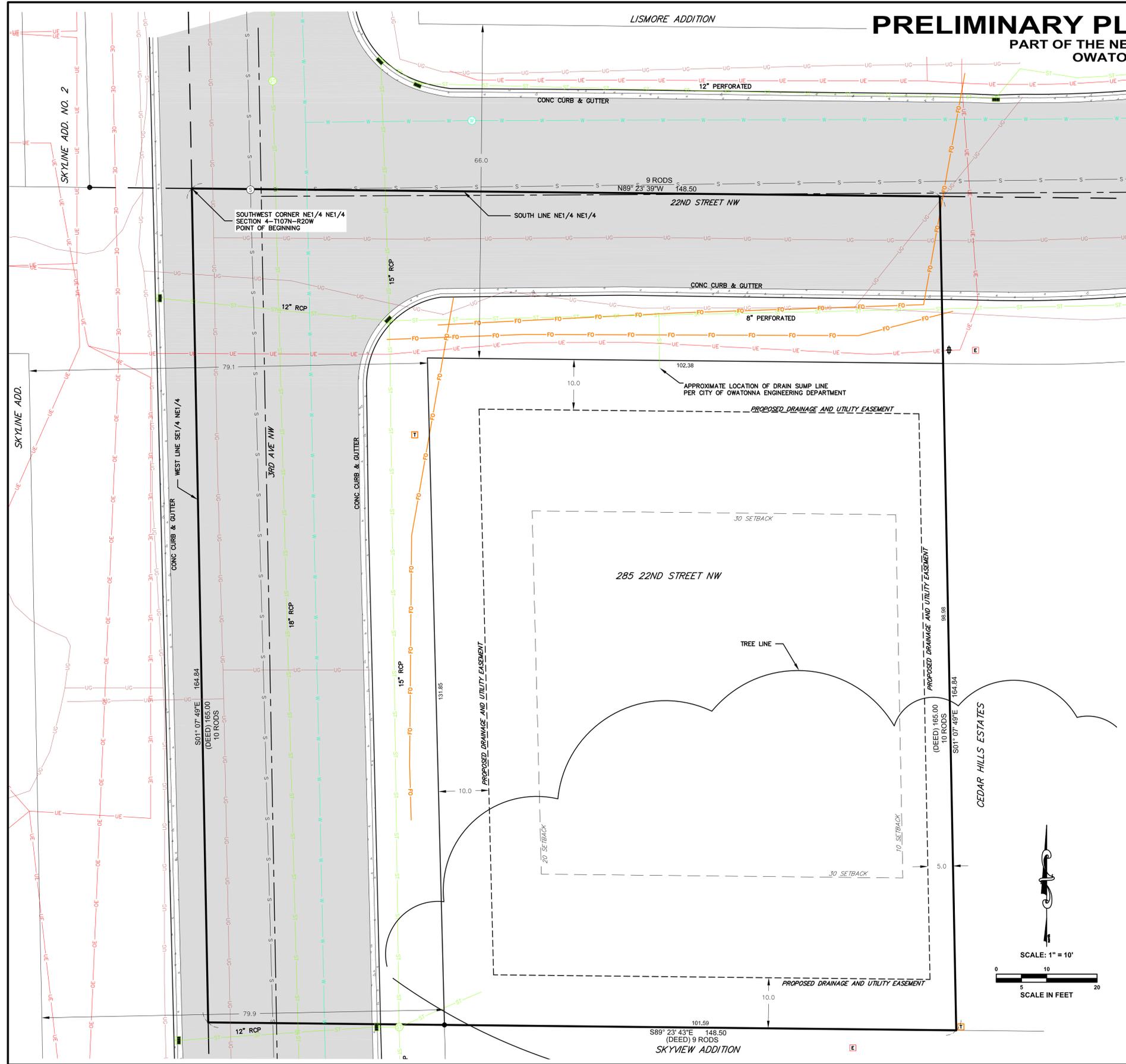


This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes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

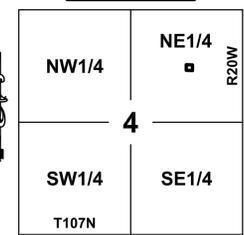


Some site improvements and topography may have been concealed by winter conditions at the time of survey.

### 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
- EH = Hand Hole
- EB = Electric Box
- TP = Telephone Pedestal
- CB = Catch Basin
- M = Manholes & Manhole
- 1272 = Elevation Contour Line
- CS = Concrete Surface
- BS = Bituminous Surface
- GS = Gravel Surface

### VICINITY MAP

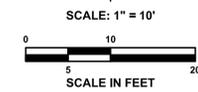


### BASIS OF BEARING SYSTEM

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

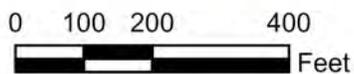
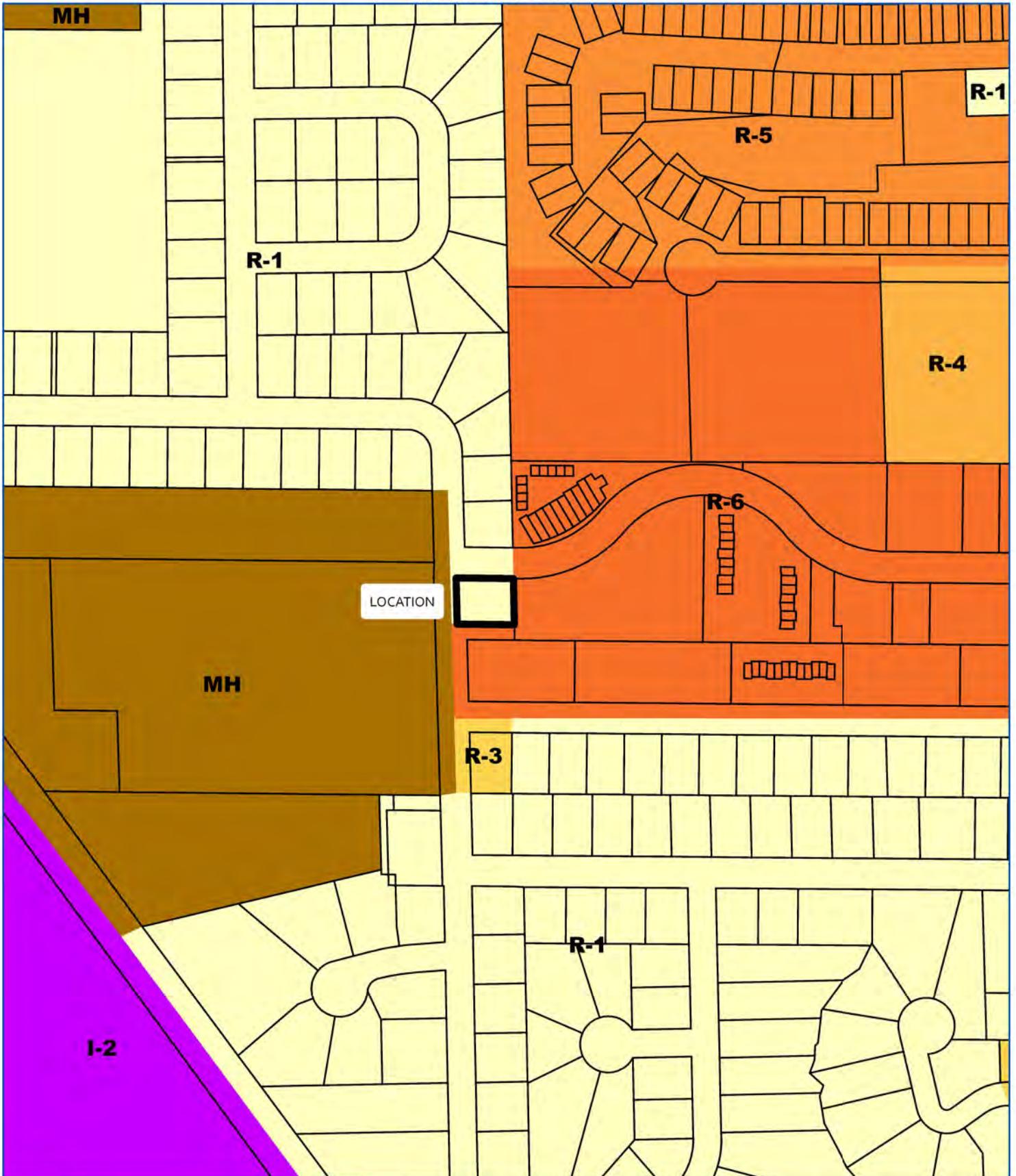
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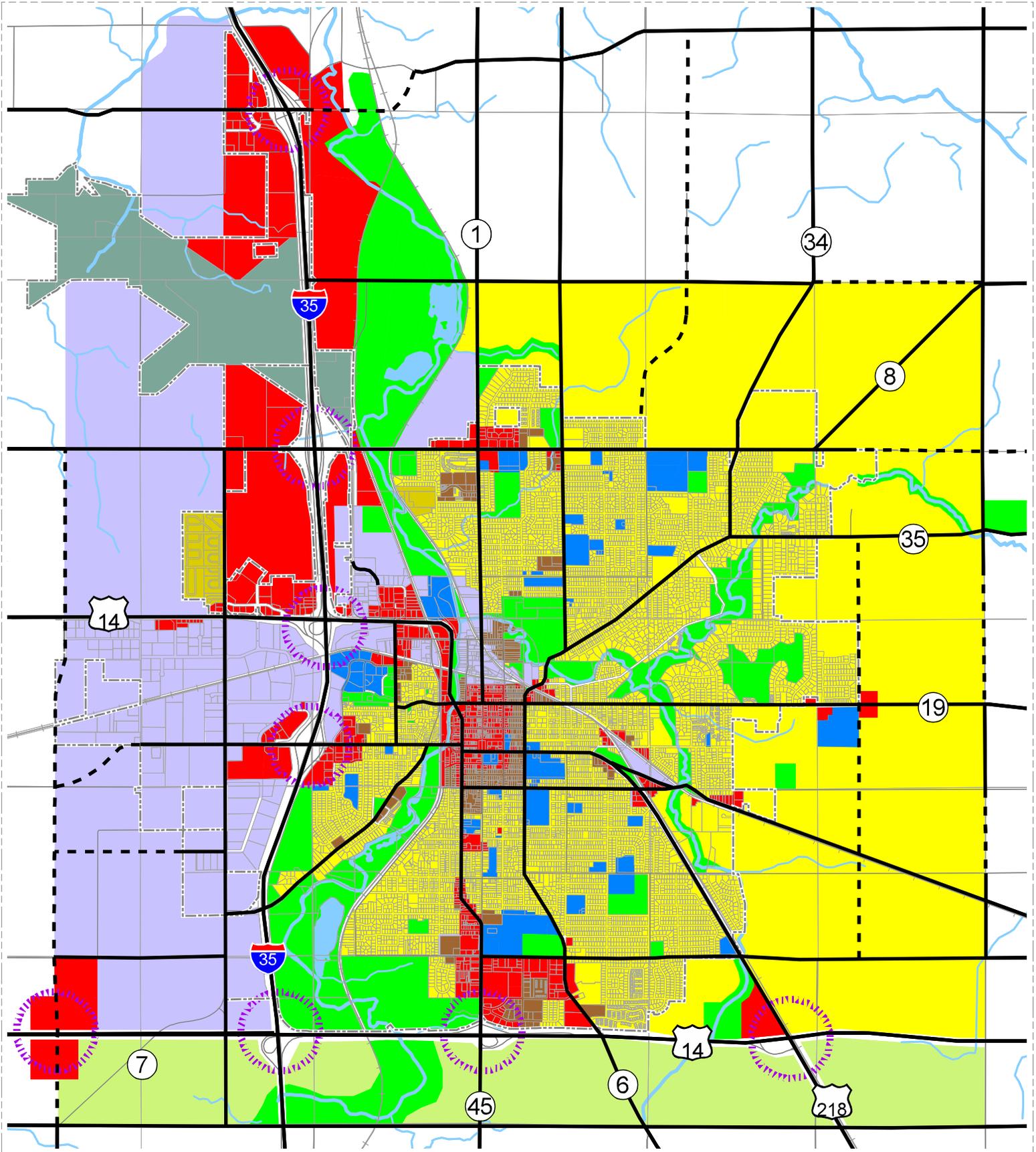
**JONES, HAUGH & SMITH INC.**  
22-1200PP



Zoning Map  
285 22nd Street NW

Exb A

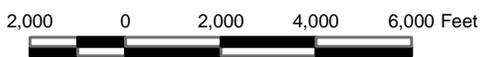




# Development Plan

## 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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