



Olmsted County Planning Department

August 15, 2022

Oronoco Township Planning Advisory Commission

Prepared by: Olmsted County Planning Department Staff

Request: Oronoco Township Zoning District Amendment #OR2022-003ZC by Michael Bassett. The request is for a zoning district amendment from A-3 Agricultural District to R-1 Low Density Residential District for 34 acres.

Location: The property is located in the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 27 in Oronoco Township at the corner of 18th Ave NW (County Road 112) and 90th St NW (County Road 121).

Land Use Designation: Suburban Development

ACTION ITEMS

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| The applicant is requesting approval of the zoning district amendment 34 acres from A-3 Agricultural District to R-1 Low-Density Residential District. | Planning staff recommends approving the zoning district amendment for 34 acres from A-3 Agricultural District to R-1 Low Density Residential District. |
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BACKGROUND INFORMATION

Background:

The property is located in the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 27 in Oronoco Township at the corner of 18th Ave NW (County Road 112) and 90th St NW (County Road 121). The property is currently zoned A-3 Agricultural District with the underlying land use designation of Suburban Development. The property is adjacent to the River Ridge Subdivision to the south. The White Birch, Thunderbluff, and Windermere Subdivisions are located approximately half a mile to the northeast of this property. The applicant, Michael Bassett, is proposing to create 12 single family residential lots that will all be at least two (2) acres in size. Mr. Bassett is also proposing to have the subdivision gain access from 90th St NW (County Road 121) directly across from Miller PI NW, which serves as an access point to the River Ridge Subdivision.

Land Use

The underlying land use designation of the property is Suburban Development. The R-1 Low-Density Zoning District is intended to be located within that land use designation. The location

criteria of Suburban Development areas was reviewed along with the Land Use Plan Amendment that was approved by Olmsted County.

Below are the steps in the development process. The current step is highlighted. The applicant has completed the County Land Use Plan Amendment step and the rest of the approvals, except the final signature on the Final Plat, are all decided by Oronoco Township.

1. Olmsted County for Land Use Plan Amendment-**Completed**
2. Olmsted County for General Development Plan (Concurrent with #1)-**Completed**
3. Concurrent Oronoco Township applications for the following:
 - a. Oronoco Township General Development Plan
 - b. Oronoco Township Zoning District Amendment
4. Oronoco Township Preliminary Plat (September 19th OTPAC)
5. Oronoco Township for Final Plat
6. Mylars of Final Plat to Olmsted County Board for Final Plat approval after all other approvals from Oronoco Township.

The applicant requests the following:

The zoning district amendment for 34 acres from A-3 Agricultural District to R-1 Low Density Residential District.

ANALYSIS AND FINDINGS

Staff Findings:

According to Section 4.00 of the Olmsted County Zoning Ordinance the Planning Advisory Commission and the Town Board shall make the following findings when reviewing a General Development Plan. Staff recommendations are in **bold type**.

1. Proposed land uses are in accordance with the Oronoco Township General Land Use Plan. **The request is consistent with the Oronoco Township General Land Use Plan. The Olmsted County Board of Commissioners voted to redesignate the property as Suburban Development in July of 2022. The CLUES model shows similar scores to existing surrounding developments. A Land Use Plan Amendment was approved by the Olmsted County Board of Commissioners in July. The property is now designated as Suburban Development.**
2. The amendment is in the public interest; **The property is in the public interest because it is being developed in accordance, and consistent, with the character of the area. There are several nearby subdivisions including River Ridge, White Birch, Thunderbluff, and Windermere.**

3. The proposed development is timely based on surrounding land uses, proximity to development and the availability and adequacy of infrastructure: **The development is timely, there are several residential developments within the proximity of the proposed zone change. The County determined the site was consistent with the County Land Use Plan and amended the land use from Potential Suburban to Suburban Development to allow the development to go forward. The development is located and will be accessed from County Road 121. There is a future round-a-bout planned by MnDot for the intersection of 18th Ave (CR112) and Highway 63. The construction date is set for 2026.**
4. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and the neighborhood: **The general development plan associated with this application shows 12 single-family residential lots on 34 acres. The development is utilizing the existing contours on the site and is similar in size and scope to other developments within the vicinity.**
5. The proposal does not result in spot zoning: **The proposal is not spot zoning because it is consistent with the underlying land use designation as well and other uses within the proximity of the development.**
6. The proposal is consistent with a General Development Plan for the area if one exists: **This request is being reviewed concurrently with a general development plan for the area.**

Staff Recommendation

Planning staff's recommended findings support approval of the proposed zoning district amendment for 34 acres in the southwest ¼ of the northeast ¼ of Section 27 in Oronoco Township.

ATTACHMENTS

1. Applicant Submittals
2. Referral Comments