

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902
Phone: (507) 529-0774



Roger Ihrke, Administrator
David H. Meir, Administrator
Jered Staton, Administrator
roger@tcpamn.org
david@tcpamn.org
jered@tcpamn.org

-- TCPA --

Date: 04/01/2024

To: Thomas Demarino
Oronoco Town Board

Re: Metes and Bounds Subdivision(s)
Section 14 – Oronoco Township

Permit: OTMB-24-03

Meeting: Oronoco Township - Agenda item Monday, April 8th, 2024, after 5:30 pm – Oronoco City Hall

Owner/Applicant: Thomas Demarino – 10546 4th Avenue NW – Oronoco, MN 55960

Requested Action: The owner/applicant has two tax parcels in this area. His dwelling parcel is located at 10546 4th Avenue NW. The subject parcel, immediately west of his dwelling parcel, is vacant land – which, until recently – was comprised of one tax parcel of approximately 10.8 acres which is zoned R-1; Low Density Residential District. It is within the Suburban Subdivision area of the Olmsted County Land Use Plan.

In February of 2024 Oronoco Township approved the subdivision of two buildable residential parcels of 2.10-acres and 2.35-acres, from the subject parcel, along the east side of the parcel with access from 4th Avenue NW. The owner/applicant now wishes to subdivide the remainder of his parcel into three additional lots. The proposed parcels are 2.35 acres; 2.23 acres; and 2.20 acres. All three parcels would require access from King's Park Road NW. As part of the submittal the owner/applicant has included proposed site plans including driveway locations and septic locations.

Legal Description: Parcel #: 841433081215
SEE ATTACHED FOR FULL LEGAL DESCRIPTION

Zoning: R-1; Low Density Residential District

Attachments:

1. Application Form
2. Proposed Survey by Applicant

3. Proposed Site Plans by Applicant
4. Location/Plat Map
5. Legal Description
6. Aerial Photo Map
7. Zoning Map
8. Land Use Plan Map
9. Flood Map
10. Previous Split County Staff Report

Ordinance: The Oronoco Township zoning ordinance reads as follows;

Section 1.26 BUILDABLE LOTS

A lot that meets the Board of Health regulations and fulfills the criteria specified in one of the following subsections (A) or (B) is a buildable lot. All other lots, including illegally created lots, shall not be considered buildable lots and no building shall be constructed or placed upon such lots.

- A. Buildable Lots for Uses Other than Dwellings: (These other uses would include agricultural uses such as barns and other agricultural buildings but would not include a dwelling.)

Lots of record or newly created lots that meet the lot area, lot width and access requirements of this ordinance. Any newly created lot which does not meet the standards for non-farm dwellings in the zoning district where such lot is located, or the standards for farmstead dwellings, shall be designated as an (N.B.) Non-Buildable Lot for Dwelling Purposes on the Official Zoning Map.

Non-conforming lots of record, providing that such lot has recorded access to a public road and the proposed building complies with the regulations in Section 1.28 (B).

- B. Buildable Lots for a Dwelling Are:
 1. A lot that qualifies as a farm.
 2. Lots created after the effective date of this ordinance which meet the lot area, lot width, access requirements and either the standards for non-farm lots or dwellings in the zoning district where such lot is located or the standards for farmstead dwellings.
 3. Lots of record, providing that such a lot has recorded access to a public road and the proposed building complies with the regulation of Section 1.28 (B).
 4. If in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the zoning district lot area, width, or access standards of the zoning district where located, the lots must not be considered as separate parcel of land for purposes of development. The lots must be

combined with one or more contiguous lots so they equal one or more parcels of land, each meeting the lot area, width, or access standards to the extent possible.

5. A lot must comply with all standards of the floodplain provisions of the zoning and subdivision ordinances.

Section 6.02 R 1 LOW DENSITY RESIDENTIAL DISTRICT:

The purpose of this district is to provide a limited amount of low-density residential development in those areas described as "Suburban Subdivision Area" within the Comprehensive Plan that have suitable soils for long-term private sewage systems and those areas classified Low Density Residential within the Urban Service Area served by Public or other centralized sewage collection and treatment system.

A. Permitted Uses:

1. One single-family detached dwelling per lot.

General District Regulations:

1. Height Regulations:

- a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.
- b) Public or semipublic buildings, churches, cathedrals, temples, or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

2. Lot Area Regulations:

- a) There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations.
- b) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.
- c) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development.

3. Front Yard Regulations:

- a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.
- b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

- a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.
- b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.
- c) A minimum interior side yard width of not less than eight (8) feet shall be provided.

5. Rear Yard Regulations:

- a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

- a) Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width at the front building line.

Analysis:

The owner/applicant has two tax parcels in this area. His dwelling parcel is located at 10546 4th Avenue NW. The subject parcel, immediately west of his dwelling parcel, is vacant land – which, until recently – was comprised of one tax parcel of approximately 10.8 acres which is zoned R-1; Low Density Residential District. It is within the Suburban Subdivision area of the Olmsted County Land Use Plan.

In February of 2024 Oronoco Township approved the subdivision of two buildable residential parcels of 2.10-acres and 2.35-acres, from the subject parcel, along the east side of the parcel with access from 4th Avenue NW. The owner/applicant now wishes to subdivide the remainder of his parcel into three additional lots. The proposed parcels are 2.35 acres; 2.23 acres; and 2.20 acres. All three parcels would require access from King's Park Road NW. As part of the submittal the owner/applicant has included proposed site plans including driveway locations and septic locations.

Shoreland:

According to the applicant's engineer, when this parcel of land was rezoned to R-1; Low Density Residential, at that time, Olmsted County confirmed that these parcels would not be impacted by the Oronoco Shoreland Buffer.

However, there is no recorded zoning resolution on the County LandShark website and, as of this writing, Staff has been unable to obtain the rezone file or the previous property split file from Olmsted County Planning.

If, the subject parcel has not been reviewed for potential Shoreland impacts, each of the parcels may be required to obtain a Shoreland impact permit from Olmsted County.

R-1 Dwelling Parcel Criteria:

1. Height Regulations
 - a) This criterion will be met during the building permit process.
 - b) This criterion will be met during the building permit process.
2. Lot Area Regulations

- a) Each of the proposed lots is larger than two acres.
 - b) The proposed site plan(s) show sufficient area to be set aside for primary and secondary septic fields.
 - c) Individual septic(s) proposed. This criterion is not applicable.
3. Front Yard Regulations
 - a) This criterion will be met during the building permit process.
 - b) This criterion will be met during the building permit process.
 4. Side Yard Regulations
 - a) This criterion will be met during the building permit process.
 - b) This criterion will be met during the building permit process.
 - c) This criterion will be met during the building permit process.
 5. Rear Yard Regulations
 - a) This criterion will be met during the building permit process.
 6. Lot Width Regulations
 - a. Each of the proposed lots has a front/building line width greater than the minimum 100' required frontage.

Access:

The applicant has provided a site plan for each of the proposed lots – including driveway locations. Proposed parcels B and C will share a driveway access from Kings Park Road NW. The applicant will need to work with the Township – as Road Authority – to obtain access permits to each of the lots from the Township Road.

Conclusion:

Staff recommends approval of the proposed subdivisions with the following conditions;

1. That the applicant provides a survey that meets the lot width, area and access requirement of the ordinance.
2. That the applicant works with the Township – as Road Authority – to obtain access permits to each of the lots from the Township Road.
3. That the applicant provides soil boring reports from a licensed septic designer showing adequate soils for both primary and secondary septic fields.
4. The applicant work with Olmsted County as the Shoreland Administrator if the subject parcels have not already been reviewed for potential Shoreland impacts.

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION – ZONING APPROVAL OF METES & BOUNDS SUBDIVISION APPLICATION

You can fill in the fields on this form on your computer or print the form and fill it in by hand.

4111 11th Avenue SW Room 10
Rochester, MN 55902

-- **TCPA** --

OTMB-24-03

(507)529-0774

Fax: (507) 281-6821

TOWNSHIP ORONO

DATE MARCH 20, 2024

INSTRUCTIONS: complete this application form and return it to the Township Cooperative Planning Association with all required materials and the application fee. The Administrator will review the application for compliance with the Zoning Ordinance. If all requirement(s) of the Zoning Ordinance are met, the application will be forwarded to the Township Board of Supervisors for review at the monthly Town Board meeting. The applicant will be notified of the date and time of the meeting and should attend to answer any questions the Board may have.

After approval by the Town Board of Supervisors, an application will be submitted with the Certificate of Survey to the Olmsted County Planning Department and Public Works for their approval to complete the process. The Applicant will also be required to pay any fees associated with this process.

Legal Description of the property to be subdivided as it exists at the present time:

ATTACHED

Plat # _____

Parcel # 84.14.33.081215

Reason for subdividing land:

RESIDENTIAL LOTS DEVELOPMENT

Please attach a site plan with accurate scaled drawing of the proposed subdivision!

SIGNATURE

Tom Dellmann

Applicant _____

Address

10546 4th Ave NW

Address _____

ORONO

City

MN

State

55960

Zip code

City

State

Zip code

Telephone

507-259-3634

Telephone _____

OWNER

DEMARINO FARMS LLC

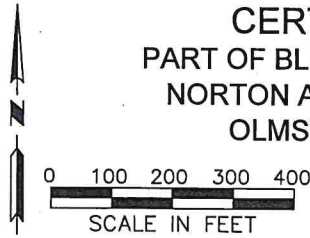
Signature _____

Return the completed application with accurate site plan identifying the property as it exists and proposed metes and bounds subdivision. Also include on the site plan any existing buildings, wells, septic systems, and other structures and their distances from the propose property line. A Certificate of Survey will be required after approval of the subdivision by the Town Board.

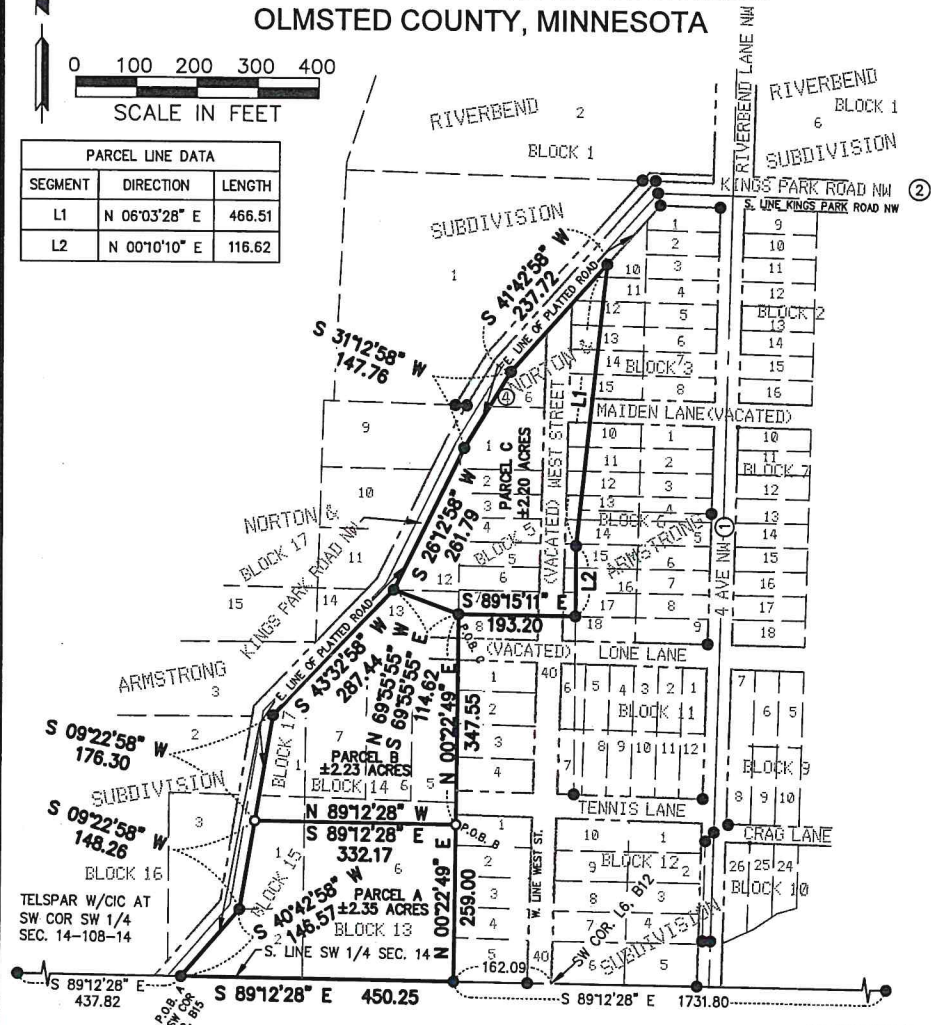
An application fee of \$816.00 is required to process the application. Please submit a check made payable to **TCPA** with this application. It will not be processed until the fee is submitted.

CERTIFICATE OF SURVEY

PART OF BLOCKS 3, 4, 5, 6, 13, 14, 15 AND 17 NORTON AND ARMSTRONG SUBDIVISION OLMSTED COUNTY, MINNESOTA



PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 06°03'28" E	466.51
L2	N 00°10'10" E	116.62



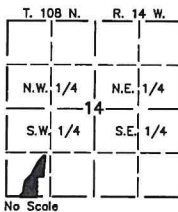
BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

- ① 4 AVE NW PLATTED AS CENTER STREET IN NORTON AND ARMSTRONG SUBDIVISION
- ② KINGS PARK ROAD NW PLATTED AS LOVER'S LANE AND AN UNNAMED PLATTED ROAD

SE COR SW 1/4 SEC. 14-108-14 FALLS IN LAKE ZUMBRO (USED COUNTY COORDS NO MONUMENT)

PROPERTY LOCATION MAP



WSE + MASSEY
ENGINEERING & LAND SURVEYING Ltd.
 P.O. BOX 100, KASSON, MN 55944
 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

RWZ
 Reinhold W. Ziemann
 Date 3/27/2024
 LIC. NO.: 59823

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
 DEMARINO PROPERTIES
 ORONOCCO, MN

MONUMENTS
 ● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
 ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 3/27/2024
 DWG NO. 4438SC04 JOB NO. 4438
 DRAWN BY: G.D.Z. SHEET 1 OF 3

CERTIFICATE OF SURVEY
PART OF BLOCKS 3, 4, 5, 6, 13, 14, 15 AND 17
NORTON AND ARMSTRONG SUBDIVISION
OLMSTED COUNTY, MINNESOTA

PARCEL A

Those parts of Block 13 and Block 15, all in NORTON AND ARMSTRONG SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of Section 14, Township 108 North, Range 14 West, Olmsted County, Minnesota; thence South 89 degrees 12 minutes 28 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of the Southwest Quarter of said Section 14, a distance of 437.82 feet to the southwest corner of Lot 2, Block 15 in said NORTON AND ARMSTRONG SUBDIVISION and the easterly right-of-way line of Kings Park Road NW (platted as an unnamed road in said NORTON AND ARMSTRONG SUBDIVISION) and the POINT OF BEGINNING; thence continue South 89 degrees 12 minutes 28 seconds East, along said south line, 450.25 feet to a point distant 162.09 feet westerly of the southwest corner of Lot 6, Block 12 in said NORTON AND ARMSTRONG SUBDIVISION; thence North 00 degrees 22 minutes 49 seconds East, 259.00 feet; North 89 degrees 12 minutes 28 seconds West, 332.17 feet to the easterly right-of-way line of said Kings Park Road NW (the next two courses are along said easterly right-of-way line); thence South 09 degrees 22 minutes 58 seconds West, 148.26 feet; thence South 40 degrees 42 minutes 58 seconds West, 146.57 feet to the POINT OF BEGINNING.

Said parcel contains 2.35 acres more or less.
 Said parcel is subject to any easements or encroachments of record.

PARCEL B

Those parts of Block 5, Block 13, Block 14, Block 15, Block 17 and vacated LONE LANE, all in NORTON AND ARMSTRONG SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of Section 14, Township 108 North, Range 14 West, Olmsted County, Minnesota; thence South 89 degrees 12 minutes 28 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of the Southwest Quarter of said Section 14, a distance of 437.82 feet to the southwest corner of Lot 2, Block 15 in said NORTON AND ARMSTRONG SUBDIVISION and the easterly right-of-way line of Kings Park Road NW (platted as an unnamed road in said NORTON AND ARMSTRONG SUBDIVISION); thence continue South 89 degrees 12 minutes 28 seconds East, along said south line, 450.25 feet to a point distant 162.09 feet westerly of the southwest corner of Lot 6, Block 12 in said NORTON AND ARMSTRONG SUBDIVISION; thence North 00 degrees 22 minutes 49 seconds East, 259.00 feet to the POINT OF BEGINNING; thence continue North 00 degrees 22 minutes 49 seconds East, 347.55 feet; thence North 69 degrees 55 minutes 55 seconds West, 114.62 feet to the easterly right-of-way line of said Kings Park Road NW (the next two courses are along said easterly right-of-way line); thence South 43 degrees 32 minutes 58 seconds West, 287.44 feet; thence South 09 degrees 22 minutes 58 seconds West, 176.30 feet to a line bearing North 89 degrees 12 minutes 28 seconds West from the point of beginning; thence South 89 degrees 12 minutes 28 seconds East, 332.17 feet to the POINT OF BEGINNING.

Said parcel contains 2.23 acres more or less.
 Said parcel is subject to any easements or encroachments of record.

<p style="text-align: center; font-size: small;">PROPERTY LOCATION MAP</p>	<p style="font-size: large; font-weight: bold; letter-spacing: 0.5em;">WSE + MASSEY</p> <p style="font-size: small;">ENGINEERING & LAND SURVEYING Ltd. P.O. BOX 100, KASSON, MN 55944 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING</p> <p>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</p> <p style="text-align: right;">Date _____ LIC. NO.: 59823</p> <p style="text-align: left;">Reinhold W. Ziemann</p>	<p>THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF: DEMARINO PROPERTIES ORONOCCO, MN</p> <p>MONUMENTS ● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE) ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)</p> <p>DATE: 3/27/2024 DWG NO. 4438SC04 JOB NO. 4438 DRAWN BY: G.D.Z. SHEET 2 OF 3</p>
--	---	--

CERTIFICATE OF SURVEY
PART OF BLOCKS 3, 4, 5, 6, 13, 14, 15 AND 17
NORTON AND ARMSTRONG SUBDIVISION
OLMSTED COUNTY, MINNESOTA

PARCEL C

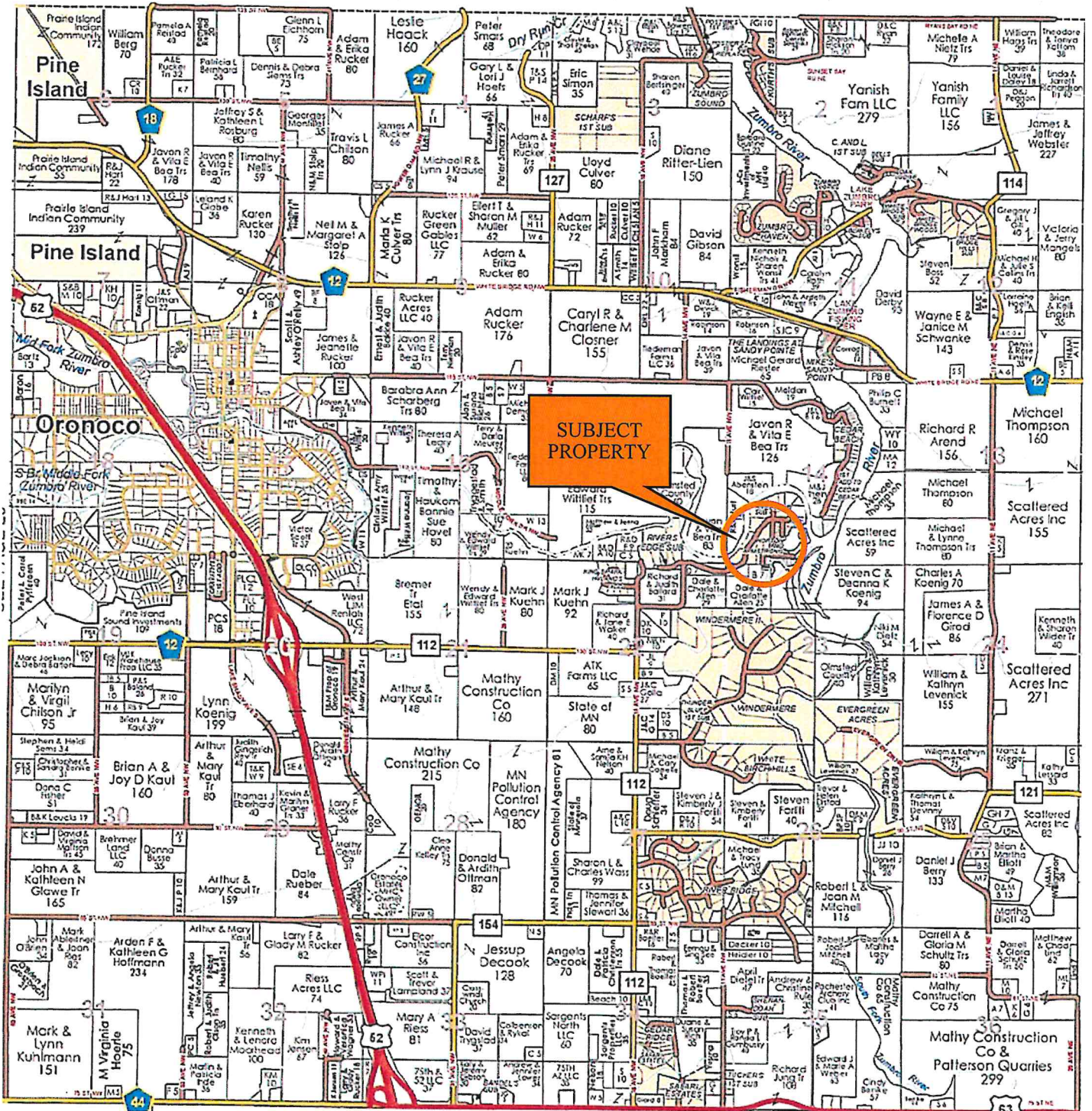
Those parts of Block 3, Block 4, Block 5, Block 6 and vacated WEST STREET, all in NORTON AND ARMSTRONG SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of Section 14, Township 108 North, Range 14 West, Olmsted County, Minnesota; thence South 89 degrees 12 minutes 28 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of the Southwest Quarter of said Section 14, a distance of 437.82 feet to the southwest corner of Lot 2, Block 15 in said NORTON AND ARMSTRONG SUBDIVISION and the easterly right-of-way line of Kings Park Road NW (platted as an unnamed road in said NORTON AND ARMSTRONG SUBDIVISION); thence continue South 89 degrees 12 minutes 28 seconds East, along said south line, 450.25 feet to a point distant 162.09 feet westerly of the southwest corner of Lot 6, Block 12 in said NORTON AND ARMSTRONG SUBDIVISION; thence North 00 degrees 22 minutes 49 seconds East, 606.55 feet to the POINT OF BEGINNING; thence South 89 degrees 15 minutes 11 seconds East, 193.20 feet; thence North 00 degrees 10 minutes 10 seconds East, 116.62 feet; thence North 06 degrees 03 minutes 28 seconds East, 466.51 feet to the easterly right-of-way line of said Kings Park Road NW (the next three courses are along said easterly right-of-way line); thence South 41 degrees 42 minutes 58 seconds West, 237.72 feet; thence South 31 degrees 12 minutes 58 seconds West, 147.76 feet; thence South 26 degrees 12 minutes 58 seconds West, 261.79 feet to a line bearing North 69 degrees 55 minutes 55 seconds West from the point of beginning; thence South 69 degrees 55 minutes 55 seconds East, 114.62 feet to the POINT OF BEGINNING.

Said parcel contains 2.20 acres more or less.
 Said parcel is subject to any easements or encroachments of record.

<p style="text-align: center; font-size: small;">PROPERTY LOCATION MAP</p> <p style="text-align: center; font-size: x-small;">T. 108 N. R. 14 W.</p> <div style="text-align: center;"> </div> <p style="text-align: center; font-size: x-small;">No Scale</p>	<p style="font-size: large; font-weight: bold; letter-spacing: 0.5em;">WSE + MASSEY</p> <p style="font-weight: bold; font-size: small;">ENGINEERING & LAND SURVEYING LTD.</p> <p style="font-size: x-small;">P.O. BOX 100, KASSON, MN 55944 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING</p> <p style="font-size: x-small;">I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</p> <p style="text-align: right; font-size: x-small;">Date _____</p> <p style="text-align: center; font-size: x-small;">LIC. NO.: 58823</p> <p style="text-align: center; font-size: x-small;">Reinhold W. Ziemann</p>	<p>THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:</p> <p>DEMARINO PROPERTIES ORONOCCO, MN</p> <p>MONUMENTS</p> <ul style="list-style-type: none"> ● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE) ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE) <p>DATE: 3/27/2024</p> <p>DWG NO. 4438SC04 JOB NO. 4438</p> <p>DRAWN BY: G.D.Z. SHEET 3 OF 3</p>
--	--	---

PLAT MAP



LEGAL DESCRIPTION:

Parcel #: 841433081215

SEE ATTACHED FOR FULL LEGAL DESCRIPTION

TCPA
 4111 11th Avenue SW
 Rochester, MN 55902
www.tcpamn.org
 507-529-0774

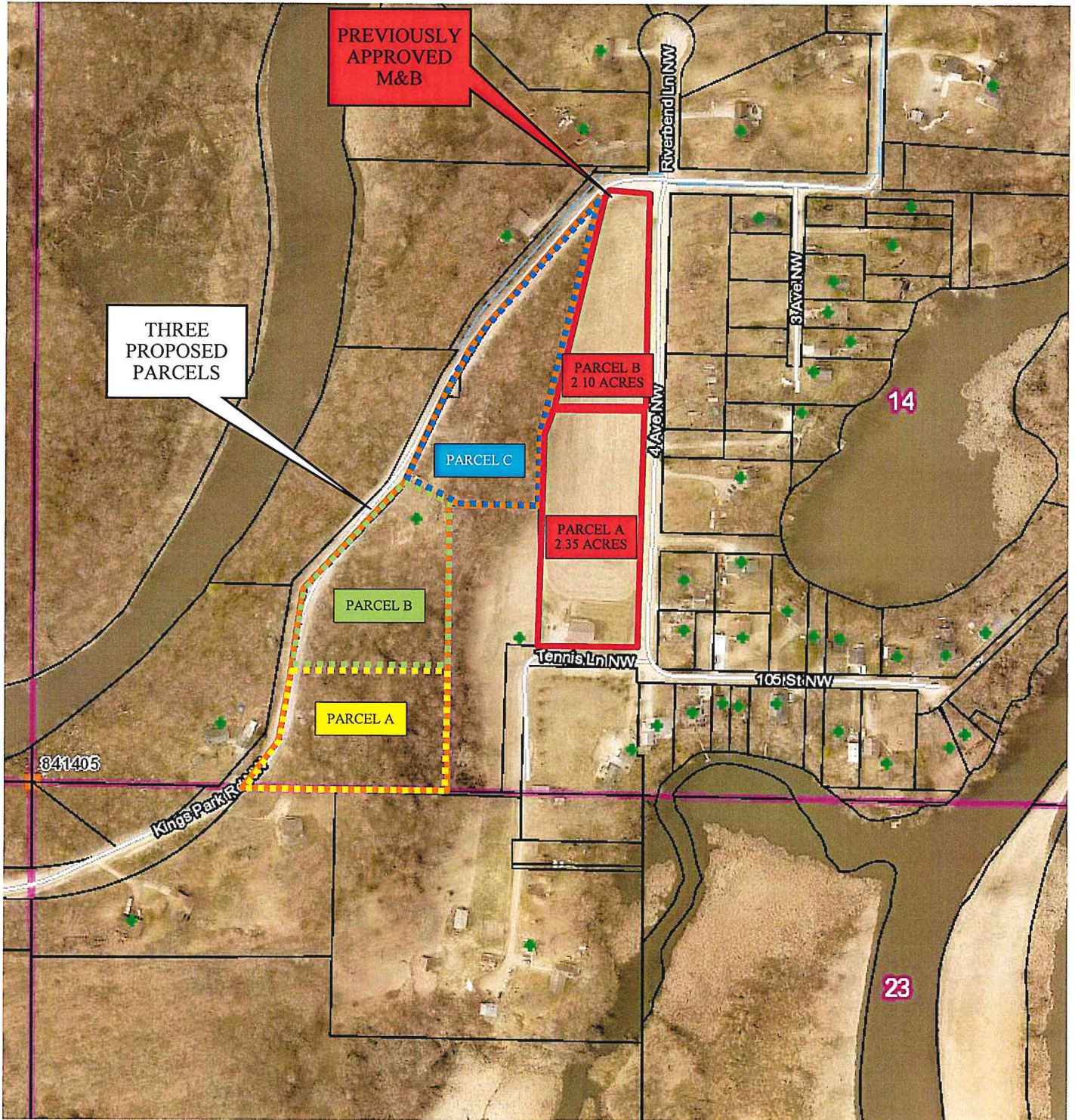
Legal Description

Parcel #: 841433081215

SECT-14 TWP-108 RANGE-014 NORTON AND ARMSTRONG 10.80 AC BLK 3 EX LOT 9 IN SD BLK 3 LOT 6 BLK 4 LOTS 1 THROUGH 8 AND LOTS 12 & 13 BLK 5 ALL BLKS 6-11-13&14 LOTS 1 & 2 BLK 15 LOT 1 BLK 17 NORTON AND ARMSTRONG ADD AL WITH A VAC PORTION OF MAIDEN LN WEST ST AND TENNIS LN DES AS FOL TH PT TENNIS LN LYING W OF THE WEST ROW LN WEST ST AND TH PT WEST ST MAIDEN LN AND LONE LN LYING S EASTERLY ROW LN KINGS PARK RD NW WEST OF THE W ROW LN CENTER ST AND N OF THE N ROW LN TENNIS LN LESS TH PT SW1/4 SW1/4 SEC 14 DES AS FOL BEG AT A PT ON THE S LN SW1/4 SW1/4 40FT W OF THE SWCOR BLOCK 12 TH N 89 DEG 12'28"W AL S LN SW1/4 SW1/4 122.09FT TH N 00 DEG 22'49"E 606.55FT TH S 89 DEG 15'11"E 193.20FT TH S 00 DEG 10'10"W 293.61FT TH N 88 DEG 21'22"W 66.81FT TH S 1 DEG 21'47"W 314.10FT TO THE POB SEC 14-108-14

TCPA
4111 11th Avenue SW
Rochester, MN 55902
www.tcpamn.org
507-529-0774

AERIAL PHOTO MAP



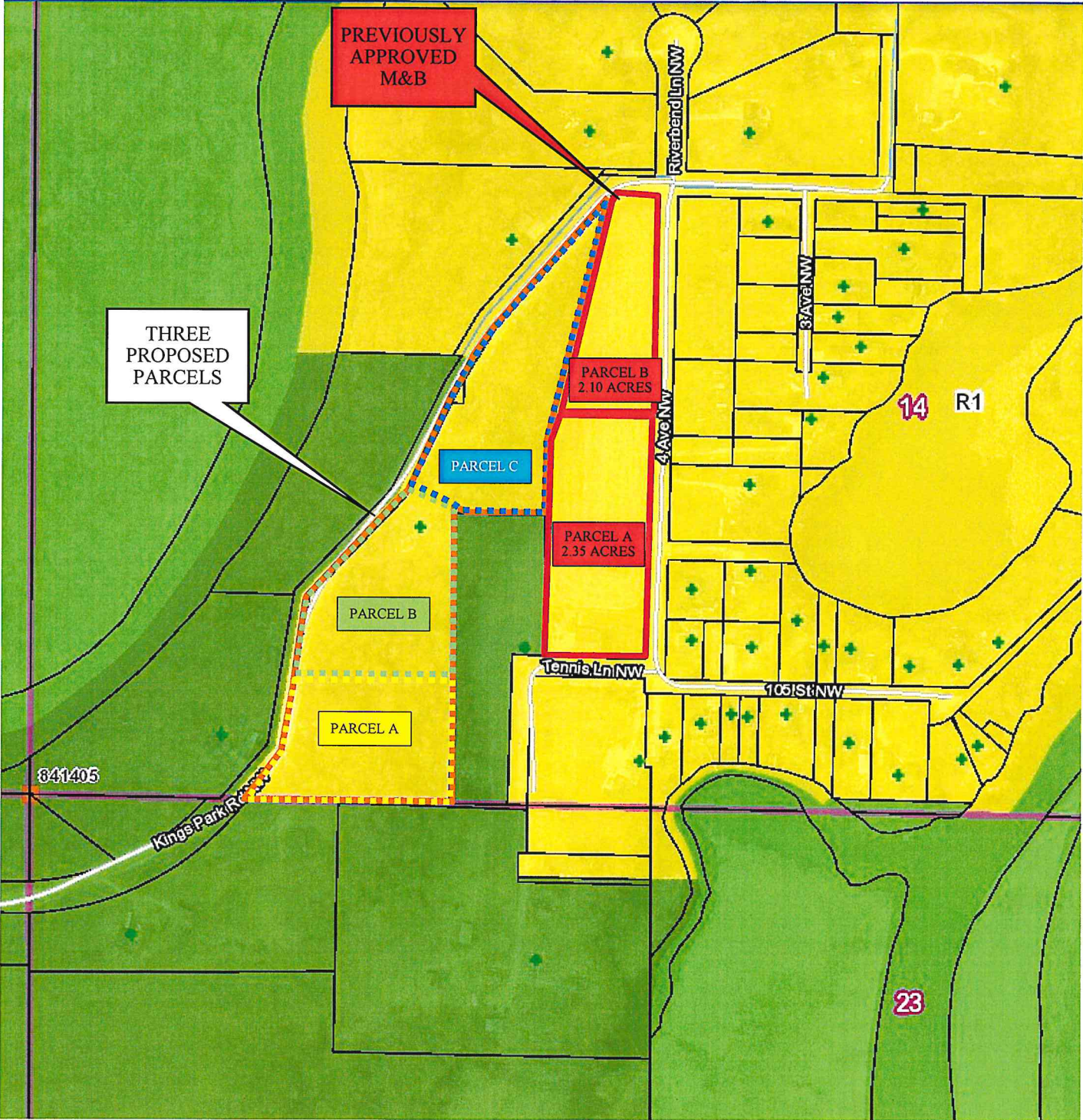
LEGAL DESCRIPTION:

Parcel #: 841433081215

SEE ATTACHED FOR FULL LEGAL DESCRIPTION

TCPA
4111 11th Avenue SW
Rochester, MN 55902
www.tcpamn.org
507-529-0774

ZONING MAP



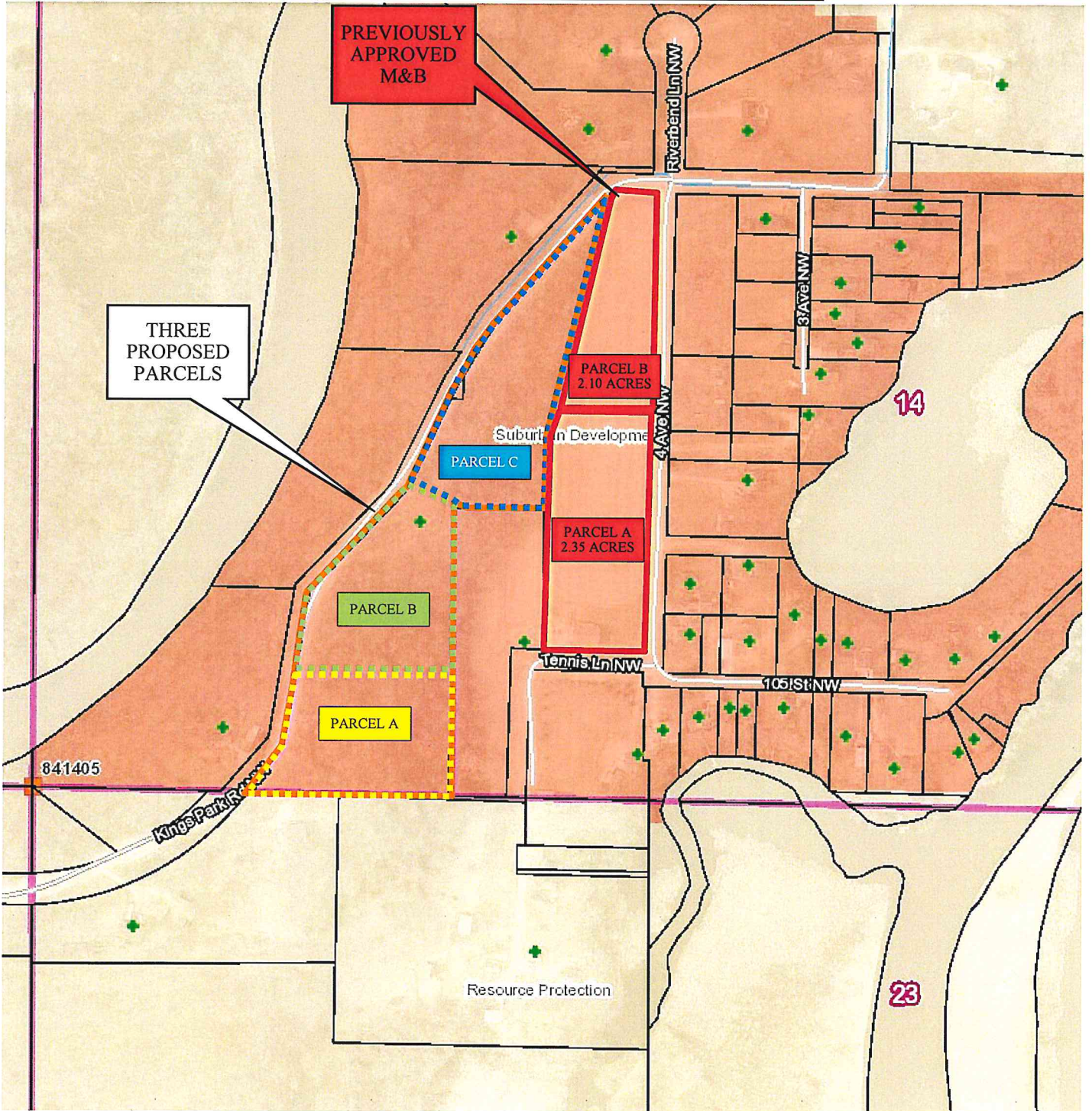
LEGAL DESCRIPTION:

Parcel #: 841433081215

SEE ATTACHED FOR FULL LEGAL DESCRIPTION

TCPA
4111 11th Avenue SW
Rochester, MN 55902
www.tcpamn.org
507-529-0774

OLMSTED COUNTY LAND USE PLAN



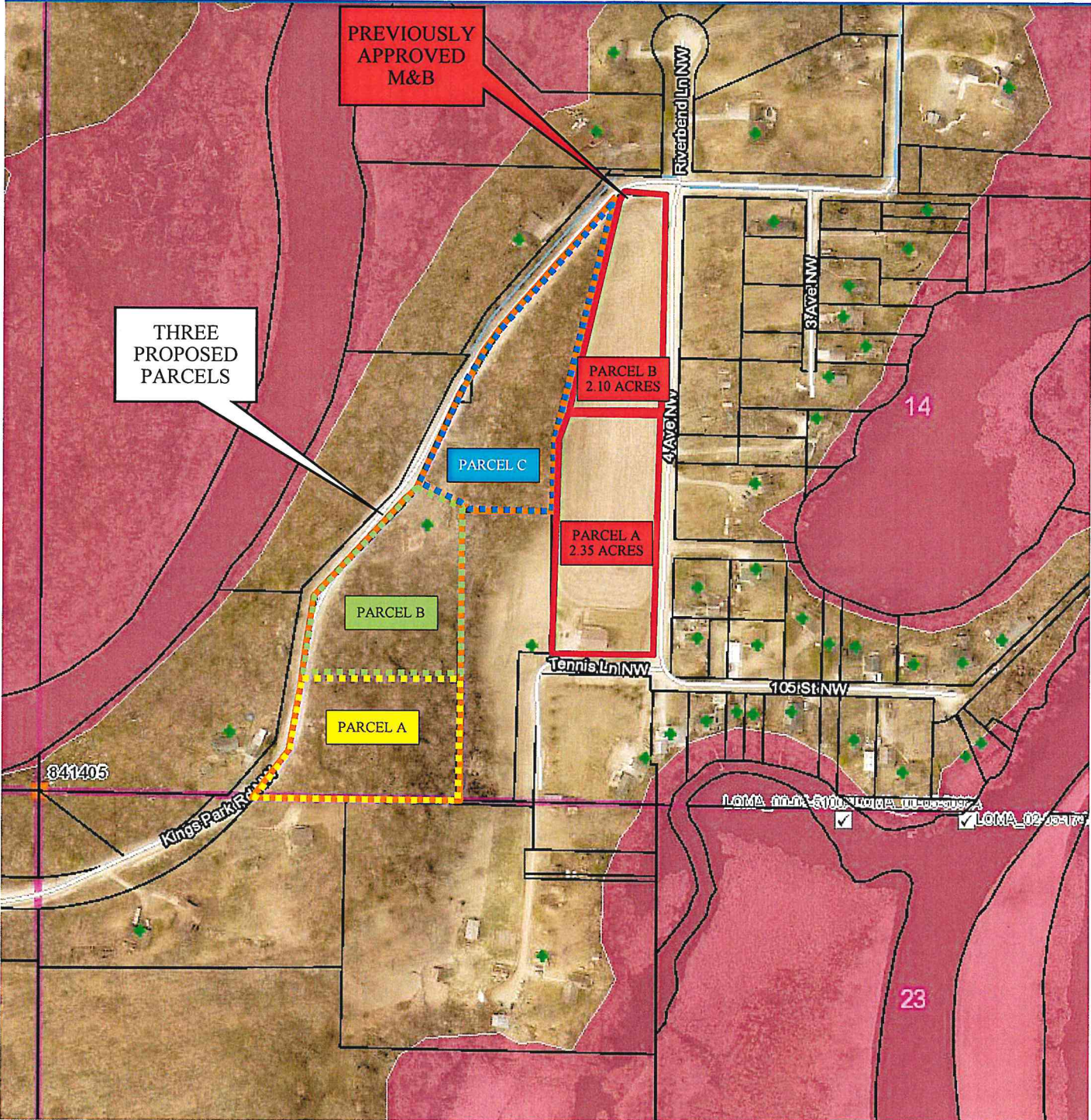
LEGAL DESCRIPTION:

Parcel #: 841433081215

SEE ATTACHED FOR FULL LEGAL DESCRIPTION

TCPA
4111 11th Avenue SW
Rochester, MN 55902
www.tcpamn.org
507-529-0774

FLOOD MAP



LEGAL DESCRIPTION:

Parcel #: 841433081215

SEE ATTACHED FOR FULL LEGAL DESCRIPTION

TCPA
4111 11th Avenue SW
Rochester, MN 55902
www.tcpamn.org
507-529-0774



Olmsted County Planning Department
February 12, 2024

Oronoco Town Board

Prepared by: Olmsted County Planning Department Staff
Request: The request is a metes and bounds subdivision to divide the property into 2 single family residential lots and one remnant parcel.
Location: 828 Kings Park Rd NW
Zoning: R-1 Low Density Residential District

TOWNSHIP BOARD SUMMARY

Application Type: Metes and Bounds Subdivision (Preliminary)

What is Considered: A metes and bounds application permits a subdivision of land to create up to three parcels.

Approval Body: Oronoco Township Board approves preliminary application. Olmsted County Planning Department Staff approves final application.

There is no public hearing requirement for this application.

Planning Staff Recommendation: Approve with conditions

R-1 Low Density Residential District General District Regulations, Oronoco Township Zoning Ordinance Article 6 Section 6.02.C:

Olmsted County Planning Comments are in ***bold/italics*** below.

C. **General District Regulations:**

1. **Height Regulations: *(These regulations will be required to be met during the building permit)***

- a) No residential buildings used for dwellings shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.
- b) Public or semi-public buildings, churches, cathedrals, temples or schools may be erected to a maximum height of fifty-five (55) feet. When such buildings exceed thirty-five (35) feet in height, the setback requirements shall increase at a rate of one (1) foot for each foot of height exceeding 35 feet.

2. **Lot Area Regulations:**

- a) There shall be a minimum lot size of two (2) acres per new residential dwelling unit, except when additional lot area is required by the County Health Department to meet the Board of Health regulations. ***Each parcel is a minimum of 2 acres.***
- b) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development. ***Each new parcel has an area demarked for a proposed drainfield.***
- c) When a new lot is proposed to be served by a public or other centralized sewage treatment system and is located within an area identified as Suburban Development Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for suburban development. ***This does not apply.***

3. **Front Yard Regulations: *(These standards will be required to be met during the building permit)***

- a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.
- b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. **Side Yard Regulations: *(These standards will be required to be met during the building permit)***

- a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.
 - b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.
 - c) A minimum interior side yard width of not less than eight (8) feet shall be provided.
5. **Rear Yard Regulations: *(These standards will be required to be met during the building permit)***
- a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.
6. **Lot Width Regulations:**
- a) Each lot shall have a minimum width of one hundred (100) feet at the front building line, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width at the front building line. ***Each lot is at least 470 feet wide.***

ANALYSIS AND FINDINGS

Township Board Action

The Olmsted County Subdivision Ordinance gives the Townboard the opportunity to review any Metes and Bounds subdivision in which a lot less than forty (40) acres is created. The Townboard has thirty-five (35) days from the receipt of this letter to comment on the proposed subdivision. Enclosed with this report to the Townboard Clerk is a "Townboard Action Form" on which you may record your response.

Referral Comments

Environmental Services Supervisor stated: "The lots will need to show that they have locations for viable septic systems, 10,000 sq. ft on each lot. A report from a septic designer showing two soil borings per lot in opposing corners of the proposed septic areas."

Staff Recommendation

The proposed metes and bounds is in compliance with the requirements of the Oronoco Township Zoning Ordinance. Planning staff recommends approval of the metes and bounds to create two single family dwelling parcels with a remnant parcel with the following conditions:

1. The applicant must obtain an access permit from the Oronoco Town Board prior final metes and bounds subdivision approval.

2. A report from a septic designer showing two soil borings per lot in opposing corner of the proposed septic areas and a plan showing the septic areas of 10,000 square feet must be submitted prior to final Metes and Bounds approval.

ATTACHMENTS

1. Site Plan
2. Certificate of Survey
3. Applicant Submittals