



Olmsted County Planning Department

January 23, 2022

Oronoco Township Planning Commission and Township Board

Prepared by: Olmsted County Planning Department Staff

Request: Oronoco Township Zoning District Amendment #OR2022-005ZC by Kevin Graner. The request is to rezone 1/2 of Mr. Graner's property from A-2, Agricultural District to R-1 Low Density Residential District, to make his entire property R-1.

Location: The property is located at the end of Sunset Bay Ln NE in W 1/2 of the NW 1/4 of Section 2 of Oronoco Township. The property is described as Lot 2 Block 1 Sunset Bay Paradise. The address of the request is 13419 Sunset Bay Ln NE.

Zoning: Current zoning A-2 and R-1

ACTION ITEMS

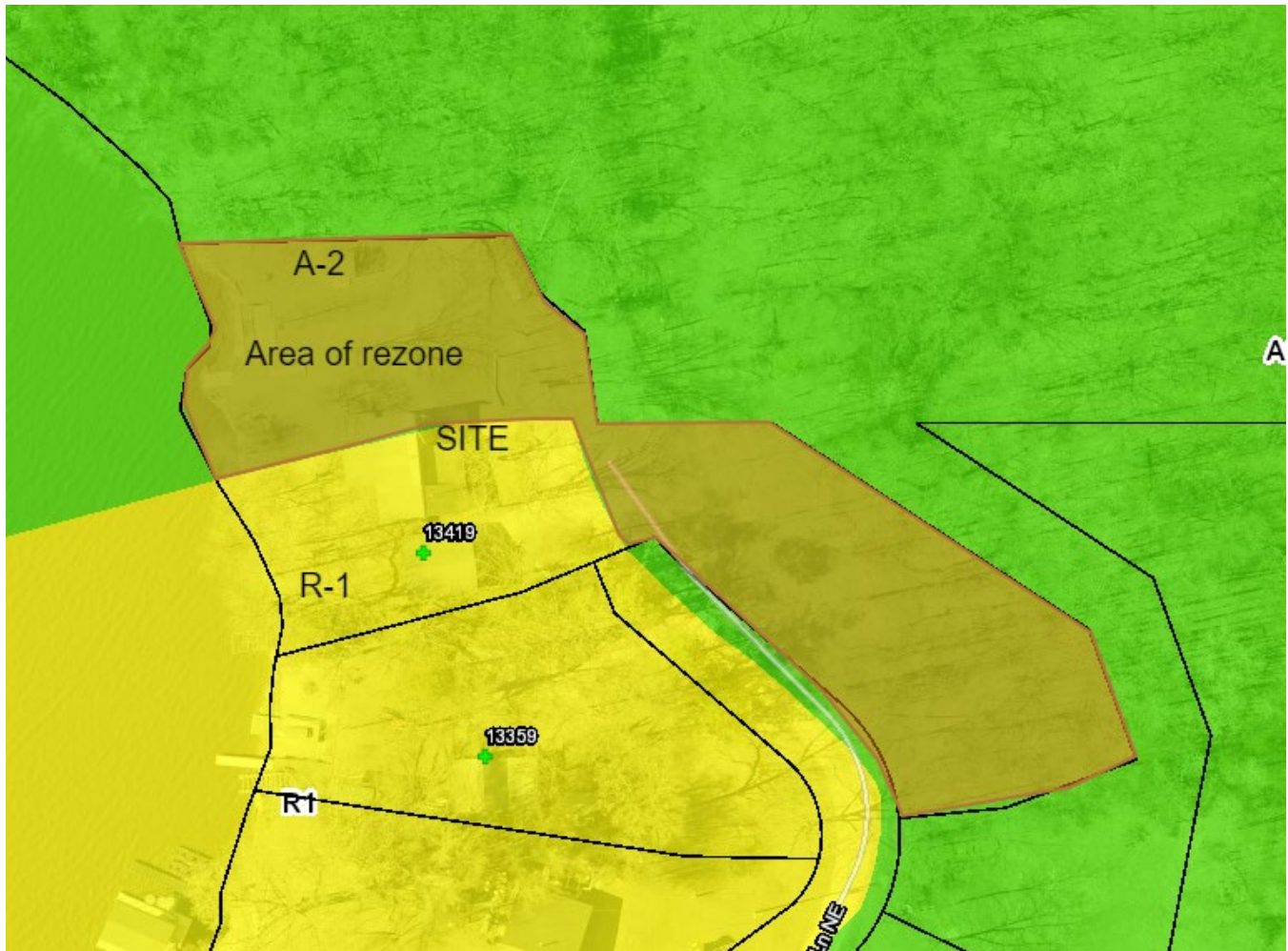
<p>The request is to rezone the property so that the zoning is R-1 on the entire property.</p>	<p>Based on the findings within the report Planning staff recommend the Oronoco Township Planning Advisory Commission recommend to the Oronoco Town Board to approve the zone change to R-1 Low-Density Residential.</p>
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BACKGROUND INFORMATION

Background:

Mr. Graner has acquired property from the adjacent landowner to the north and east to add areas to the original parcel. Mr. Graner was an applicant on the Sunset Bay Paradise Plat which platted the property so that all Mr. Graner's tax parcels were combined into one platted tax parcel. The result of that plat as shown as Sunset Bay Paradise in Figure 1 below that some of the acquired property is zoned A-2, Agricultural District and the portion of Mr. Graner's property that was within the original Kurth's Subdivision plat is zoned R-1 Low Density Residential.

Figure 1



Mr. Graner would like to replace the existing dwelling on the property and add a detached garage. The setbacks in the R-1 district make it more accommodating to build on the property and meet setbacks than the A-2 district. Table 1 below compares the setbacks of the two zoning districts.

Table 1

Setback	A-2 Standard	R-1 Standard
Front	45	30
Back	25	25
Side	25	8

The applicant requests the following:

The request is to rezone 1/2 of Mr. Graner's property from A-2, Agricultural District to R-1 Low Density Residential District, to make his entire property R-1.

ANALYSIS AND 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 property is consistent with the Oronoco Township and Olmsted County Land Use Plan. The property is a platted subdivision with Suburban Development Land Use designation on a portion of the property.**
2. The amendment is in the public interest; **The action is in the public interest because the property is being developed in accordance, and consistent, with the character of the area. The proposed zoning district is based on the adjacent zoning of the property.**
3. The proposed development is timely based on surrounding land uses, proximity to development and the availability and adequacy of infrastructure: **The request is timely, the property was replatted October 19, 2022.**
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 purpose of the rezoning is to allow more flexible setbacks for future re-development of the property. The use of the property will remain the same as it is today, a single-family dwelling location.**
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 the adjacent zoning district.**
6. The proposal is consistent with a General Development Plan for the area if one exists: **A general development plan was not required for the zoning district amendment.**

Staff Recommendation

Based on the findings within the report Planning staff recommend the Oronoco Township Planning Advisory Commission recommend to the Oronoco Town Board to approve the zone change to R-1 Low-Density Residential.

ATTACHMENTS

1. Site Location Map
2. Notification Map
3. Zoning Map
4. Applicant Submittals