

**WORTHINGTON CITY COUNCIL
SPECIAL MEETING**

4:00 P.M., Wednesday, July 18, 2018
City Hall Council Chambers

A. CALL TO ORDER

B. CITY COUNCIL BUSINESS

1. Special Use Permit - ROC Construction
2. Dredge Property Discussion

C. ADJOURNMENT

COMMUNITY DEVELOPMENT MEMO

DATE: JULY 18, 2018

TO: HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: ITEMS REQUIRING CITY COUNCIL ACTION OR REVIEW

CASE ITEM

1. CONDITIONAL USE PERMIT – RODNEY OBERMOLLER

Rodney Obermoller is seeking the issuance of a conditional use permit for the construction of two two-unit 1,654 square foot duplexes with three 576 square foot attached garages and one 624 square foot garage at 873 and 877 Flower Lane. The property is zoned 'R-1' – Single Family Detached. Two-family dwellings are permitted in the 'R-1' district through issuance of a conditional use permit. The legal description of the subject property under consideration is as follows:

Lots 4, 5, 10, 15, 16, and 17, Block 17, Ludlow Acres, City of Worthington, Nobles County, Minnesota.

The Worthington Planning Commission will take this matter up at their July 17, 2018 meeting. A formal report of their recommendation and findings will be provided at the July 18 meeting as a supplemental document. Their recommendation will be based on the following considerations:

1. The parcel is currently vacant. The applicant is proposing to construct two two-unit duplexes on the subject property as shown in Exhibit 1A. According to the City's Zoning Ordinance, two-family and multi-family residential developments are permitted through the issuance of a conditional use permit in the 'R-1' – One Family Detached District, which is the zoning classification of the subject property. The need to obtain a conditional use permit allows the City to place conditions on any construction of a two-family or multi-family residence to assure its compatibility with the surrounding area.
2. As with any special permit application, the proposed land use must be determined to be compatible with the land uses surrounding the property in question. The following is a brief description of the land uses surrounding the property in question as shown in Exhibit 1B:

North – Single family homes

South – Single family homes

East – Single family homes

West – Care center

The subject property has been identified as Medium Density Residential (up to 12 units/acre) by the Comprehensive Plan's Future Land Use Map as shown in Exhibit 1C.

The subject property is also located in the West Residential District as defined by the Comprehensive Plan. The Plan states that the West Residential District contains good examples of how attached units can fit into the character of existing neighborhoods as shown in Exhibit 1D.

3. With each zoning application that is submitted, City staff reviews the proposed development's compliance with all applicable zoning requirements. Below is a summary of staff's review:

SETBACKS – According to the 'R-1' provisions outlined in the City's Ordinance, the proposed development must be setback a minimum of 30 feet from the front property line, 30 feet from the rear property line and 10 feet from the side property lines. In this case, South Shore Drive is the front property line. Exhibit 1A shows compliance with each of these requirements.

BUILDING COVERAGE – All residential property is subject to a maximum building coverage of 30%. The subject property is 36,603 square feet. Based on the 30% maximum coverage, the subject property may not have more than 10,981 square feet of building(s). The total square footage of the proposed development is 8,968 square feet.

IMPERVIOUS COVERAGE – The subject property is within the 'S-O' – Shoreland Overlay District. In the 'S-O' District, the maximum impervious coverage for development is 35%. Flower Lane, which overlaps onto the subject property, is considered public property. Once the public property is removed from the total parcel area, the resulting lot size is 35,077 square feet. Based on the 35% maximum imperious surface requirement, the subject property may not have more than 12,277 square feet of impervious coverage. The proposed development will include 12,496 square feet of impervious surface.