



**Planning Commission Work Session
Monday, May 15, 2023 at 6:00 PM
Council Chambers**

AGENDA

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Zoning Text Amendment to Allow Twin Homes on Narrower Lots in the R-3 Medium Density Residential District
- 3. Routine Business**
 - A. General Updates
- 4. Future Discussion**
- 5. Adjournment**

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.



Planning Commission Work Session Memorandum

TO: Planning Commission
THROUGH: David Wanberg, AICP Community & Economic Development Director
FROM: Peter Waldock, AICP Planning Coordinator
MEETING DATE: May 15, 2023
SUBJECT: Zoning Text Amendment to Allow Twin Homes on Narrower Lots in the R-3 Medium Density Residential District

Background:

Erick Warner of Warn Investments Inc. owns two adjoining vacant lots at 616-620 6th Street NW. The lots are in the R-3, Medium Density Residential District. This neighborhood is in the central core area of the city. A typical lot in this area is 66 feet wide and 165 feet deep (10890 square feet). The subdivision was platted in 1909 and the homes there are generally from that era, are tall, two-story homes. The two lots had originally been occupied by two-story single family homes that fell into disrepair and were demolished and the lots cleared. The owner would like to build a new twin home on each of the lots and subdivide the property to have each twin home unit on a separate lot.

The R-3 District permits multifamily dwellings, duplexes, attached and detached single family homes. The development density (number of units per lot) is limited by the minimum required lot area per unit. For multifamily dwellings and duplexes, the lot area per unit is 4800 square feet and the minimum lot width is 66 feet. Attached single family residences require 6000 square feet of lot area per unit and a minimum lot width of 60 feet per unit (for twin homes). Both of the lots are large enough and wide enough for a duplex (two dwelling unit building), but they are not wide enough or large enough (in lot area) for an attached single family home with each unit on its own lot.

The housing market has evolved in recent years with high construction costs, high demand for housing and a low supply of available housing. The city has a shortage of affordable housing. To help address these issues, the Planning Staff are suggesting the City consider amending its zoning regulations in the R-3 District to allow twin homes on lots of 30 feet wide and 4800 square feet in area per unit to accommodate redevelopment of the existing lots in the older core area of the city. Currently there is a strong market for twin homes, which are sought after by buyers seeking a more affordable housing option than new detached single family home

construction requires.

The Planning Staff feels that making changes (city wide) in the R-3 District to allow twin homes as suggested will encourage infill of vacant lots in the core area of town and allow for more affordable housing choices that are popular with buyers today. These changes would not alter permitted density levels in these neighborhoods, because these lots are currently permitted to have duplexes on them now. The proposed changes to the ordinance would simply allow lots to be divided in a manner to accommodate individual ownership of each twin home unit with their own lot.

Staff is seeking feedback from the Planning Commission on this change. Erick or Hailey Warner will be present to discuss the issues from the Developer's perspective.

Attachments:

1. Table 10-2 Lot Dimension and Setback Requirements - Residential
2. McClellands Addition Plat
3. Warn Investments LLC Map 2
4. Warn Investments LLC Map 3
5. Lot Division Depiction 10-5-22
6. House Plans

Table 10-2. Lot dimension and setback requirements, residential districts.

District	R-1	R-1A	R-2	R-3	R-4
Minimum lot area (sq. ft.)					
Single-family detached dwelling:					
Served by municipal sewer/water	10,000	9,000	8,500	6,000	6,000
Not served by municipal sewer/water	1 acre	1 acre	1 acre	1 acre	1 acre
Single-family attached dwellings:					
End units	-	7,000	7,000	6,000	6,000
Interior units	-	-	4,000	4,000	4,000
Duplex, multi-family dwellings (per unit):					
Platted after 5/28/74	-	7,000	6,000	4,800	*
Platted prior to 5/28/74	-	-	4,800	4,800	*
All other uses (per lot):	20,000	15,000	15,000	12,000	10,000
Minimum lot width					
Single-family detached dwelling:	75 feet	70 feet	66 feet	66 feet	66 feet
Single-family attached dwelling:					
End units	-	60 feet	60 feet	60 feet	60 feet
Interior units	-	-	35 feet	35 feet	35 feet
Duplex (per building):	-	70 feet	66 feet	66 feet	66 feet
Multi-family (per building):	-	-	100 feet	100 feet	100 feet
All other uses	100 feet	100 feet	100 feet	100 feet	100 feet
Minimum lot depth	-	-	-	-	100 feet
Building setback requirements					
Front	25 feet	25 feet	25 feet	25 feet**	25 feet**
Side	10 feet	10 feet	10 feet	10 feet**	15 feet**
Corner side	25 feet	25 feet	25 feet	25 feet**	25 feet**
Rear	10 feet	10 feet	10 feet	10 feet**	15 feet**

* See section 10-100

** See section 10-110

MCCLELLANDS ADDITION TO FARIBAUT

Scale: 1 inch = 100 feet



EXPLANATION

All streets are 66 feet in width. All blocks when otherwise designated are 330 feet square. All lots when otherwise designated are 66 feet front by 132 feet deep.

I hereby certify that the foregoing plat or map of McClelland's Addition to the Town of Faribault is a correct plat or map of the same as surveyed by me.

Samuel H. Hulse
Surveyor

County of Ramsey,
City of St. Paul.

On the 26th day of April A.D. 1884 personally appeared before me Samuel H. Hulse, Surveyor and Hugh McClelland, Proprietor of McClelland's Addition to the Town of Faribault, and acknowledged that he is a correct plat of the said Addition as surveyed by the said Hulse.

James Hammond
Register of Deeds.

Office of Register of Deeds,
St. Paul, Minnesota.

This plat was filed for record in this office April 26th A.D. 1884 at 2 o'clock P.M. in Book 37 of Town Plats, and Page 17 of the indexes from the General Register Book.

Miss Hulse
Atty of Deeds
By J.C. Towner, Deputy

State of Minnesota,
County of Ramsey.

I, Ed. J. Kelly, being first duly sworn, depose and say that he is a practical surveyor and draftsman; that this plat of McClelland's Addition to Faribault was made by him, and that the same, except for change of scale noted, is a true and correct copy of the original plat of McClelland's Addition to Faribault as the same is on file and of record in the Office of the Register of Deeds in and for said Ramsey County and of the whole thereof.

Witness my hand and seal this 26th day of December, 1883.

Ed. J. Kelly

Register of Deeds of Ramsey County, Minnesota.

Declaratory Note: Scale of this plat 1 inch = 100 feet changed from a scale of 1 inch = 66 feet in the original plat.



616 and 620 6th St NW Area Map



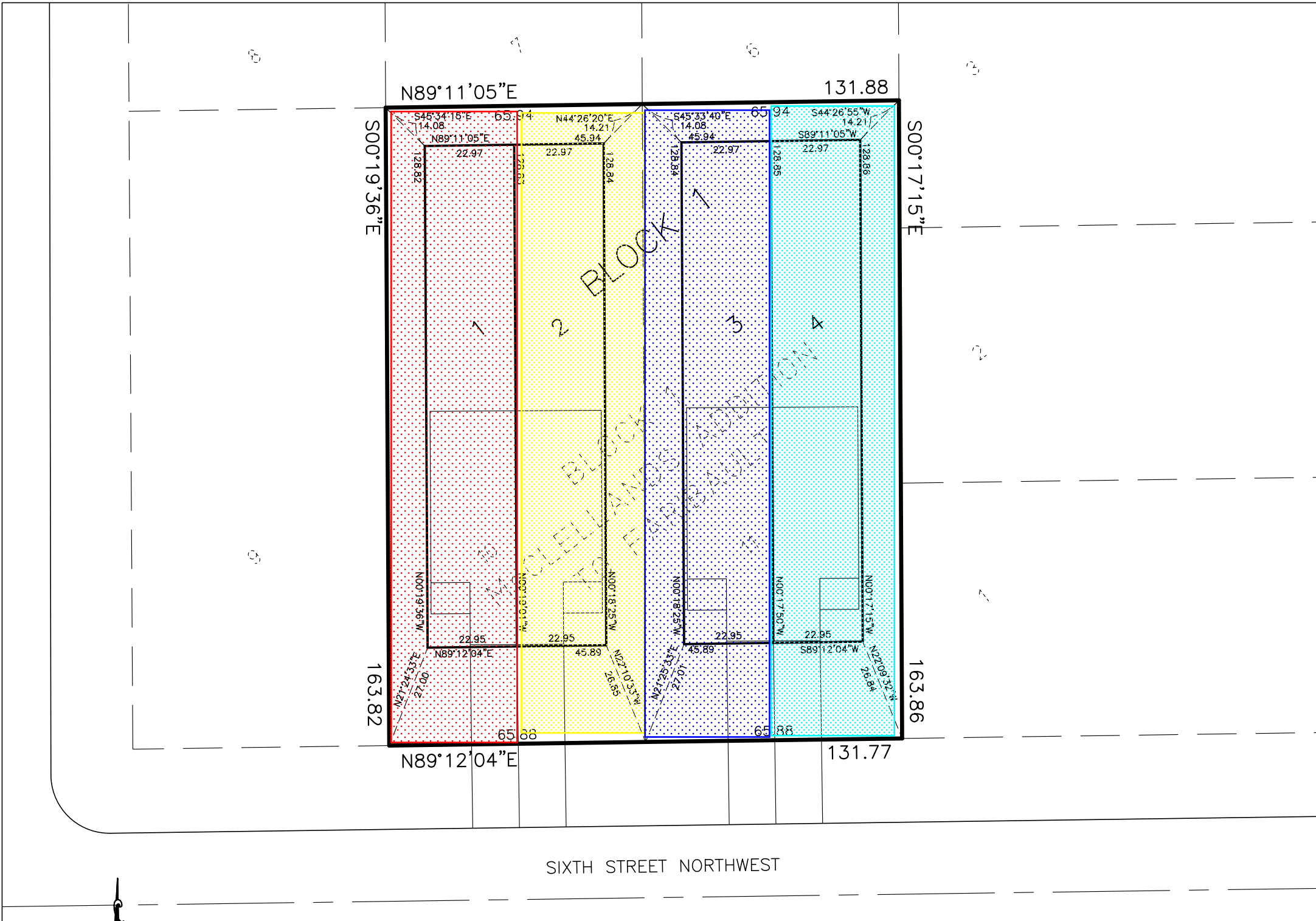
Warn Investments LLC – 616 and 620 6th St NW

CERTIFICATE OF SURVEY FOR: Erick Warner
620 AND 616 6TH STREET NW, FARIBAULT, MN
PROPOSED PLANNED UNIT DEVELOPMENT

- LEGEND**
- CAST IRON MONUMENT FOUND
 - ◎ IRON MONUMENT FOUND
 - ⊕ IRON PIPE MONUMENT SET
 - WOOD HUB SET
 - 281.26 EXISTING SPOT ELEVATION
 - DENOTES DRAINAGE ARROW
 - (281.26) DENOTES PROPOSED ELEVATION
 - ~ DENOTES EXISTING CONTOUR
 - ~ DENOTES PROPOSED CONTOUR
 - ⊕ FIRE HYDRANT
 - ▨ CATCH BASIN
 - SANITARY MANHOLE
 - (RSOG) RAMBLER SLAB ON GRADE

LEGAL DESCRIPTION:
Lots 10 and 11, Block 1, McCLELLANDS
ADDITION TO FARIBAULT according to plat
thereof, on file and of record in the Office
of the Rice County Recorder, City of
Faribault, Rice County, Minnesota.

PROPOSED USE
FOUR LOT PLANNED UNIT DEVELOPMENT



REV. NO.	DATE	BY	CHK	DESCRIPTION



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.

Timothy S. Peterson

NAME Timothy S. Peterson LIC. NO. 45332 DATE 10-05-2022

DESIGNED
TSP
DRAWN
TSP
CHECKED
TSP

PTS LAND SERVICES, INC.
COMPLETE LAND SURVEYING SERVICES

CERTIFICATE OF SURVEY
4 LOT PLANNED UNIT DEVELOPMENT
620-616 6TH STREET NORTHWEST, FARIBAULT, MN

SHEET
1
OF
1

PLAN 126-196



Photographs may show modified designs.