Planning Commission Work Session
Monday, April 18, 2022 at 6:00 PM
Council Chambers

AGENDA

1. **Call to Order**
2. **Items for Discussion**
   A. Concept Plan for the Redevelopment of the Former Farmer Seed and Nursery Site
3. **Routine Business**
   A. EDA Update
   B. Upcoming Planning Commission Applications
4. **Adjournment**

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

Council Work Session Memorandum

TO:	Mayor and City Council
THROUGH:	Deanna Kuennen, Community & Economic Development Director
FROM:	David Wanberg, City Planner
MEETING DATE:	April 18, 2022
SUBJECT:	Concept Plan for the Redevelopment of the Former Farmer Seed and Nursery Site

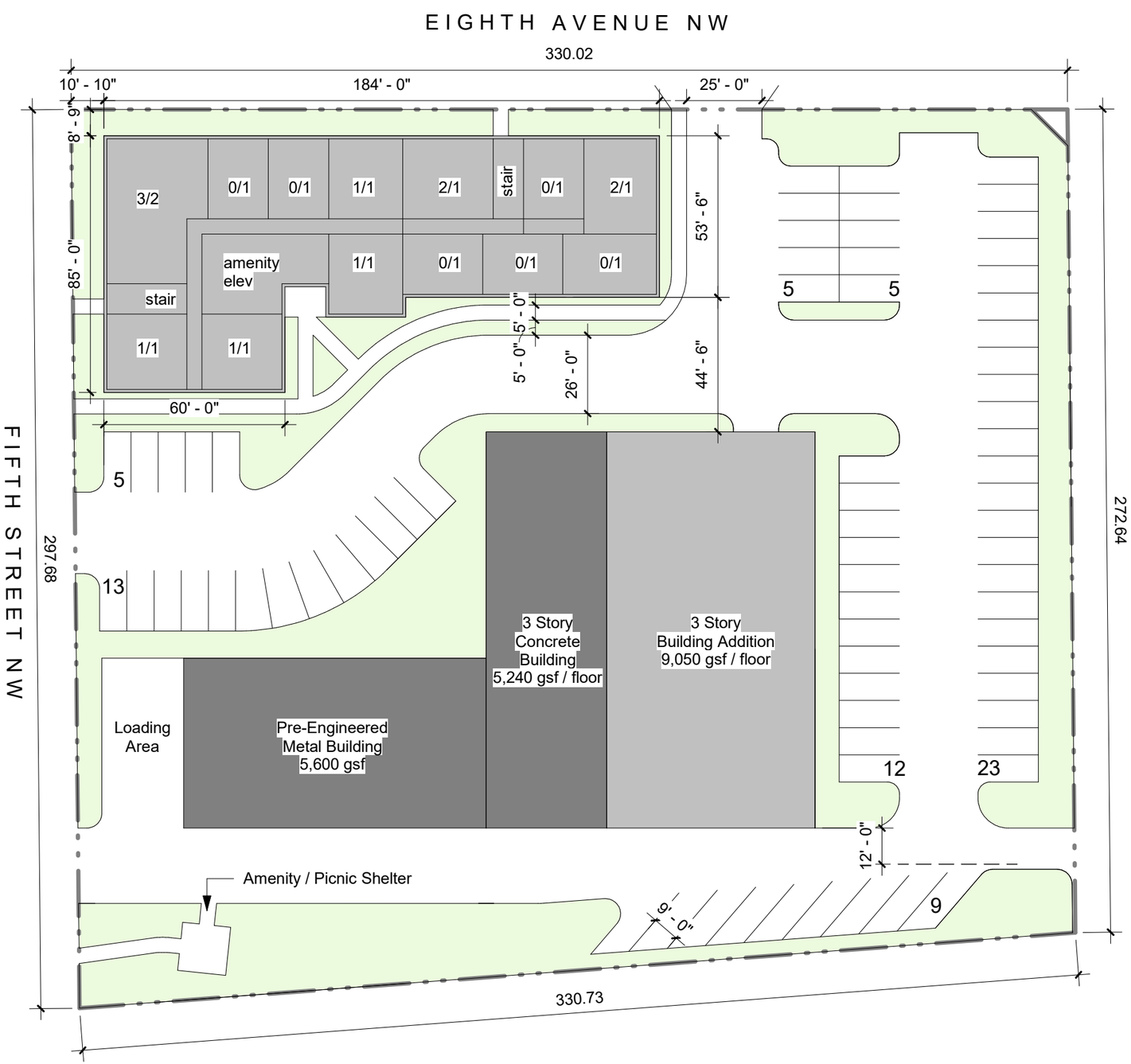
Discussion:

KK&G Properties, LLC (the "Applicant") acquired the former Farmer Seed and Nursery site in 2021 with the intention of converting the existing historic buildings into indoor storage units and potentially some residential units. Since then, the Applicant has worked diligently on their plans for the site. Unfortunately, the Applicant found the existing historic buildings to have significant damage. The Applicant met with the Heritage Preservation Commission and the City Council and was given permission to demolish some of the historic structures. The Applicant prepared concept plans to redevelop the historic three-story building fronting 4th Street NW into residential units. However, based on further investigation, the Applicant notes that there are significant concerns that make it unreasonable to save that building as well.

The Applicant requested to meet with the Planning Commission to provide background information on the site and the potential redevelopment of the site. The Applicant will provide a general overview of the attached concept plan. However, the Planning Commission should view this work session as an introduction to the project. This initial work session is not intended to provide the Applicant with detailed direction from the Planning Commission.

Attachments:

1. 2105 site plan 03-31-2022 (1)



1 Site Plan - Proposed 4s Apt

1" = 40'-0"

Apartment Building Analysis
4 story structure / no basement parking

Unit Type		Parking Requirement
studio:	20	20
1 bed:	16	16
2 bed:	12	24
3 bed:	4	8
total apartments: 52		
total parking:		68

Parking Analysis		Provided	Required
Total Vehicle Parking		72	
Loading Areas		1	
Bicycle Parking		8	
Parking By Use			
4 story apartment structure			68
Storage:	vehicular	4	16
	loading areas	1	N/A

storage gsf 48,470 sf	
available open / green space:	21,435 sf / 22.8%
building lot coverage:	32,295 sf / 34.3%
paved area:	40,302 sf / 42.9%
total site area:	94,032 sf / 100%

s2s Architects
Build | Experience
(507) 474-7277
www.s2sarch.com

KK&G Properties

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Project No. 2105
Date 03-31-2022

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