

Presenter

Mark Lindhorst
Senior Planner

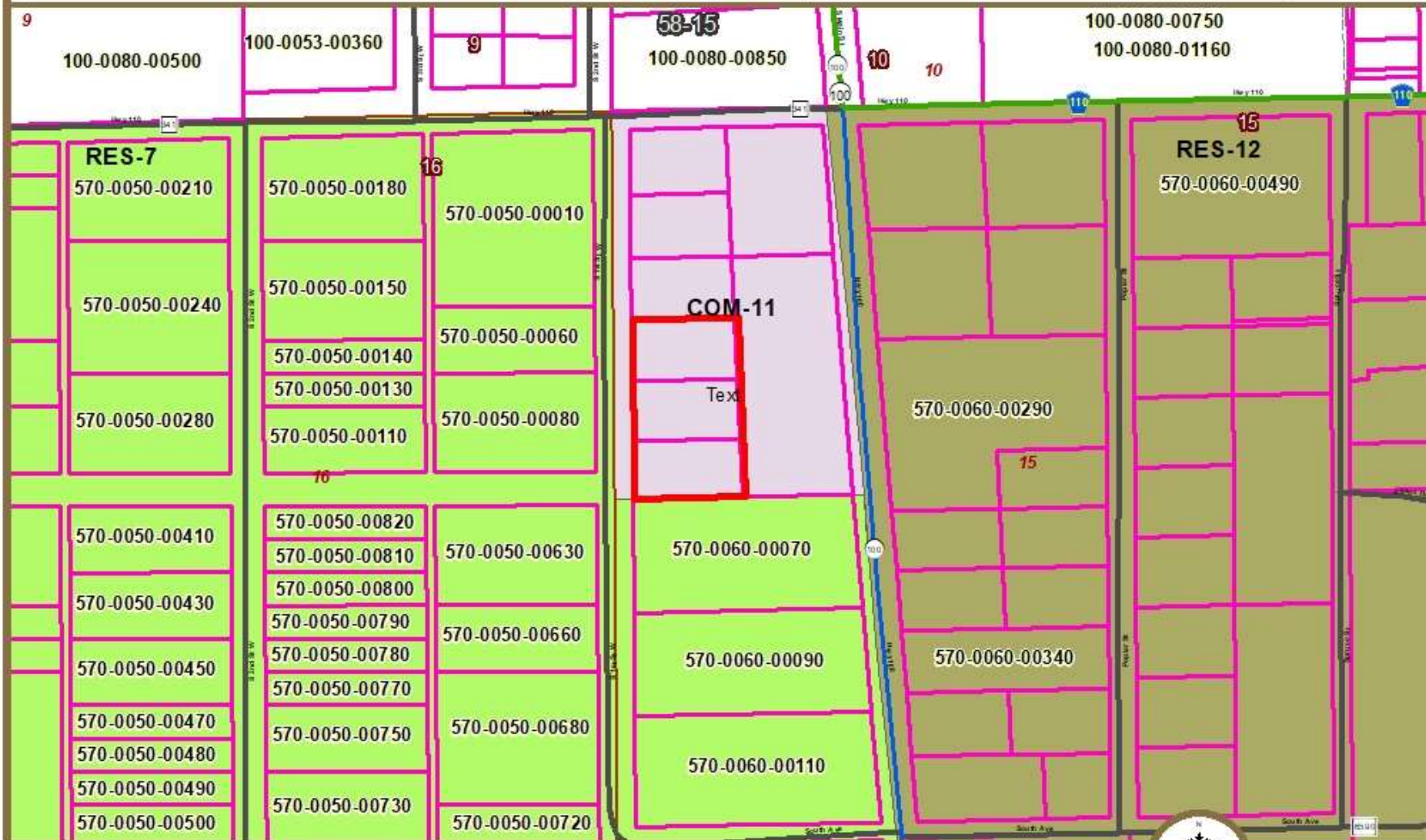
Keith Johnson
Lots 4-6 Gardendale Plat
White Twp.

Request

Request approval to establish residential use on property that is currently zoned Commercial.

St. Louis County

April PC Meeting



Prepared By: Planning & Community Development
 (218) 725-5000
 www.stlouiscountymn.gov

Source: St. Louis County
 Map Created: 3/10/2021

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.



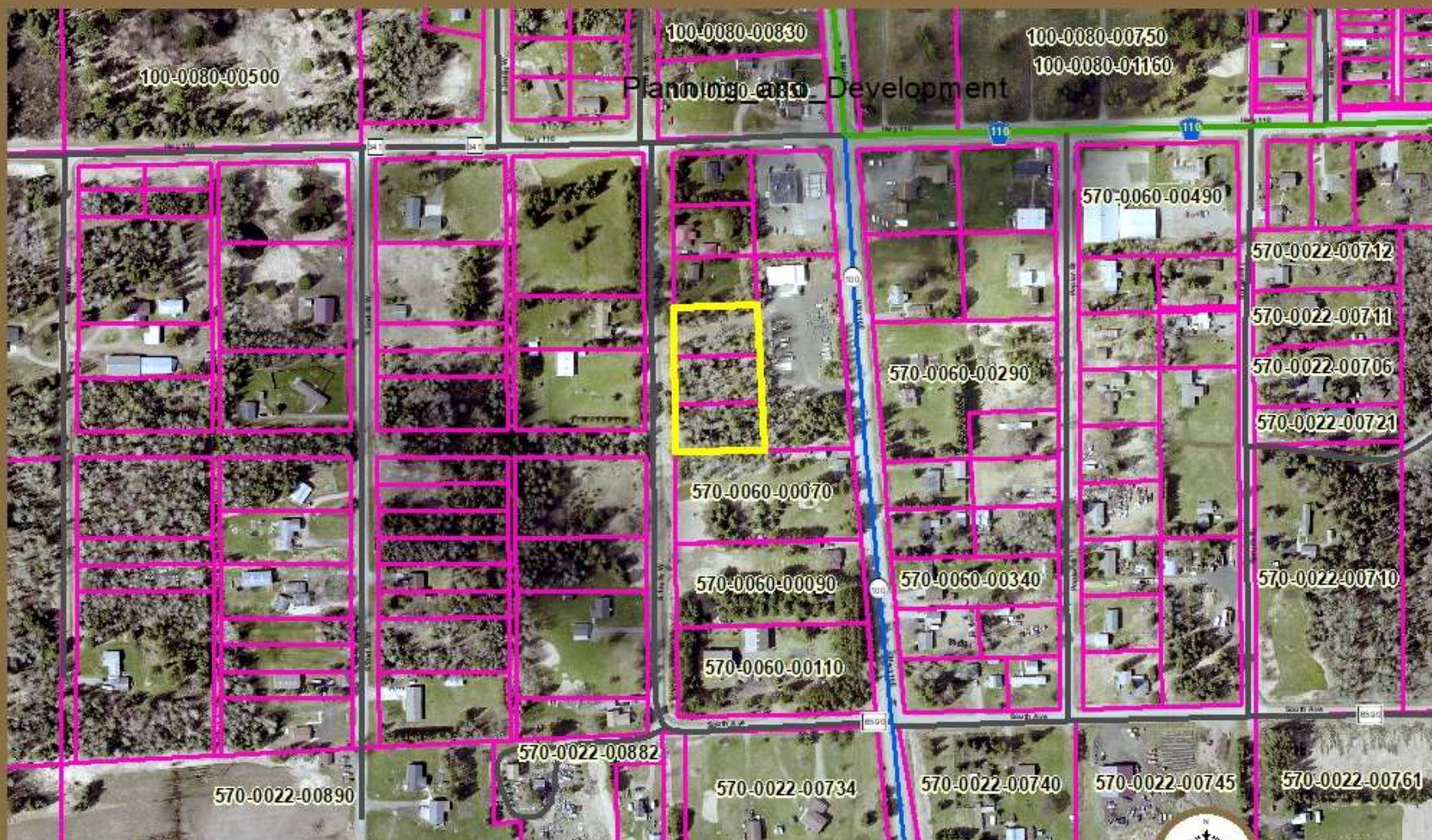
Keith Johnson
 Zoning Map
 570-0060-00040, 00050, 00060



St. Louis County, MN

St. Louis County

Location Map



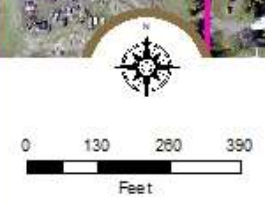
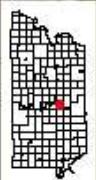
Prepared By: Planning & Community Development
 (218) 725-5000
 www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/8/2021

Disclaimer: This is a compilation of records as they appear in the St. Louis County Office reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



St. Louis County

Site Map



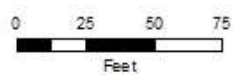
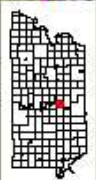
Prepared By: **Planning & Community Development**
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 3/8/2021

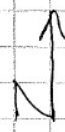
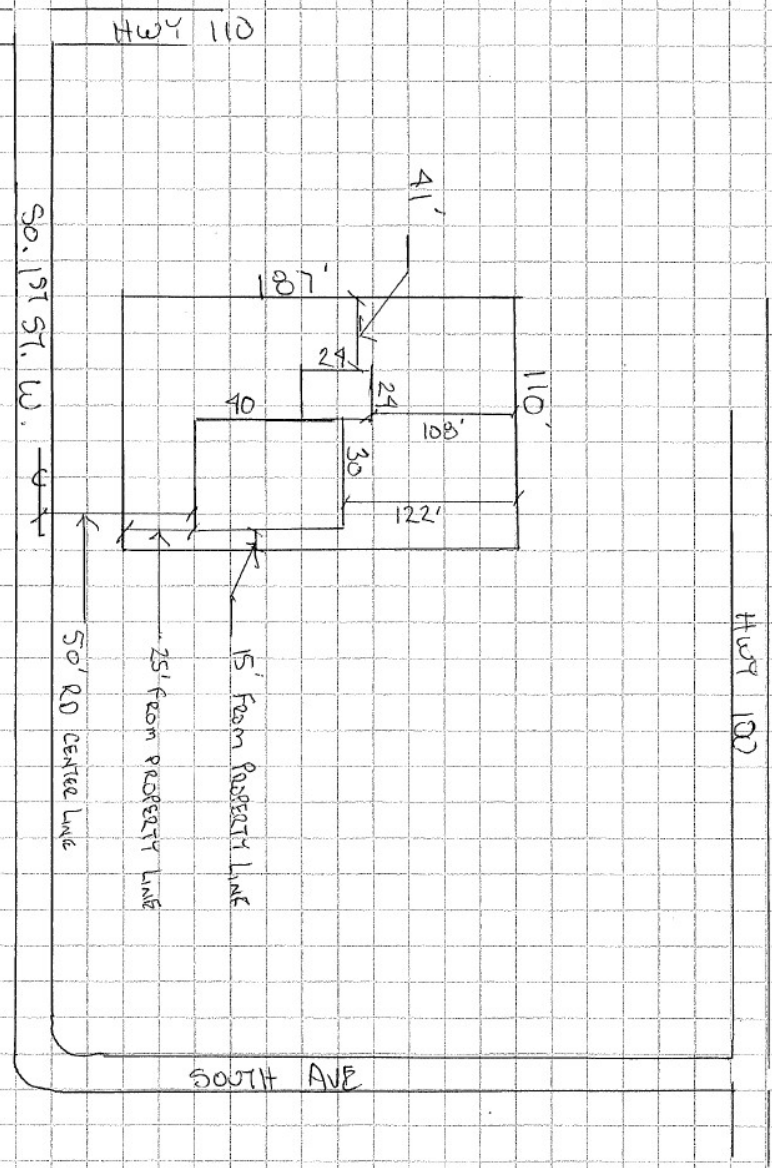
Disclaimer: This is a compilation of records as they appear in the St. Louis County Office reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



St. Louis County MN

KEITH JOHNSON
SO. 1ST ST. W. AURORA
570-0060-00040





Neighborhood Development



Facts and Findings

A. Plans and Official Controls:

1. St. Louis County Ordinance 62, Article V, Section 5.5 E, allows a residential use in a commercial district with an approved conditional use permit.
2. The property is located within the Community Growth area identified in the St. Louis County Comprehensive Land Use Plan. These are preferred areas for the expansion of communities that have potential growth in the next 20 years. The intent of this land use category is to help communities guide future growth that would be most advantageous given environmental constraints, and various development opportunities (such as road access or proximity to existing development). This property consist of 3 platted lots that are located adjacent to existing residential properties with public road frontage and municipal sewer.

B. Neighborhood Compatibility:

1. The majority of the neighborhood is zoned Residential and is part of a large subdivision approved in the 1920's.
2. The use should be allowed because it is part of the platted property that was intended for residential development. The current zoning is most likely due to adjacent parcels with established commercial activity.

C. Orderly Development:

1. The neighborhood consist of residential development to the north, south and west. The property to the east is also owned by the applicant.
2. As stated in the Comprehensive plan, this is an area that is intended for community growth. The new homes will provide additional housing and tax base for both local and county governments.

D. Desired Pattern of Development:

1. Pattern of development is residential which is consistent with the proposed request.
2. Falls under the community grown area of the Comprehensive Land Use Plan which is intended for residential growth.

E. Other Factor(s):

1. The parcels are platted lots that are part of a large subdivision plat. The majority of the lots within this plat are zoned Residential 7 which would allow residential use with a standard land use permit if all ordinance requirements are met. Each lot is considered a lot of record per St. Louis County Ordinance 62 Article IV, section 4.4 D2.

Recommended Conditions If Approved

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow residential use in a commercial zone district the following conditions shall apply.

1. The applicant shall comply with all county, state and federal regulations.
2. Condition for previous case: If the zoning district remains Commercial, no additional Conditional Use Permits shall be required for future Residential Uses.

Correspondence

Planning Commission

Questions?

Public

Questions?