

Presenter

Mark Lindhorst – Senior Planner

Zoning Map Amendment
Section 8 & 9, T64N, R20W
Leiding Township

Request

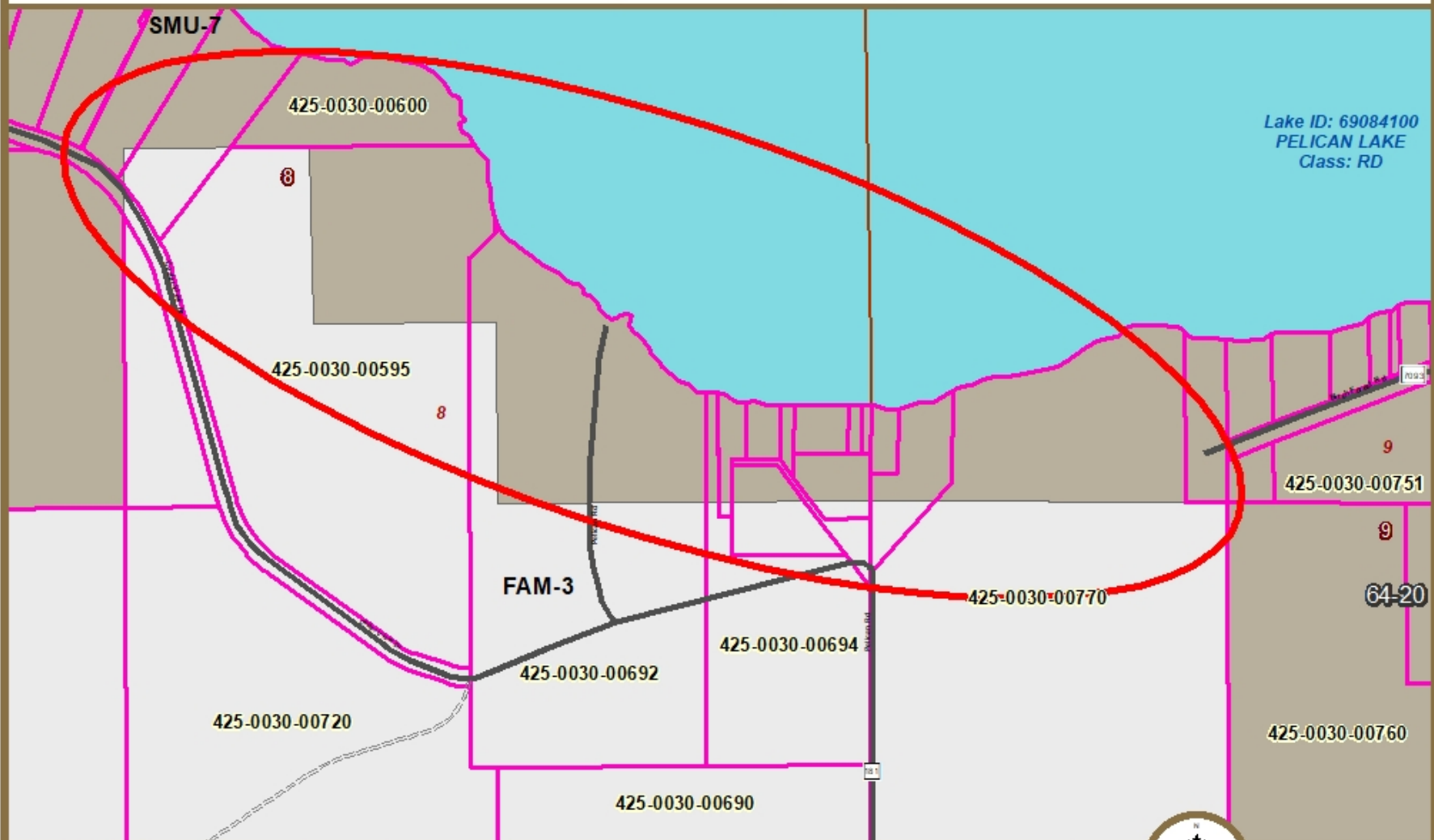
To extend a portion of the Shoreland Multiple Use (SMU-7) district to the right-of-way of Cedar View Drive and include parts of Gov't lot 1 and 2 Section 8 and Gov't lot 1 Section 9, T64N, R20W.

Issue

- SMU-7 zoning does not follow standard boundary lines as described in St. Louis County Ordinance 62, Article II, Section 2.6 C.
- District boundary lines are intended to follow right-of-way, street centerline or property lines unless a boundary line is otherwise indicated.

St. Louis County

Existing SMU-7 Zoning Boundary



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

Source: St. Louis County
Map Created: 2/27/2020

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S 8 & 9 T64N R20W



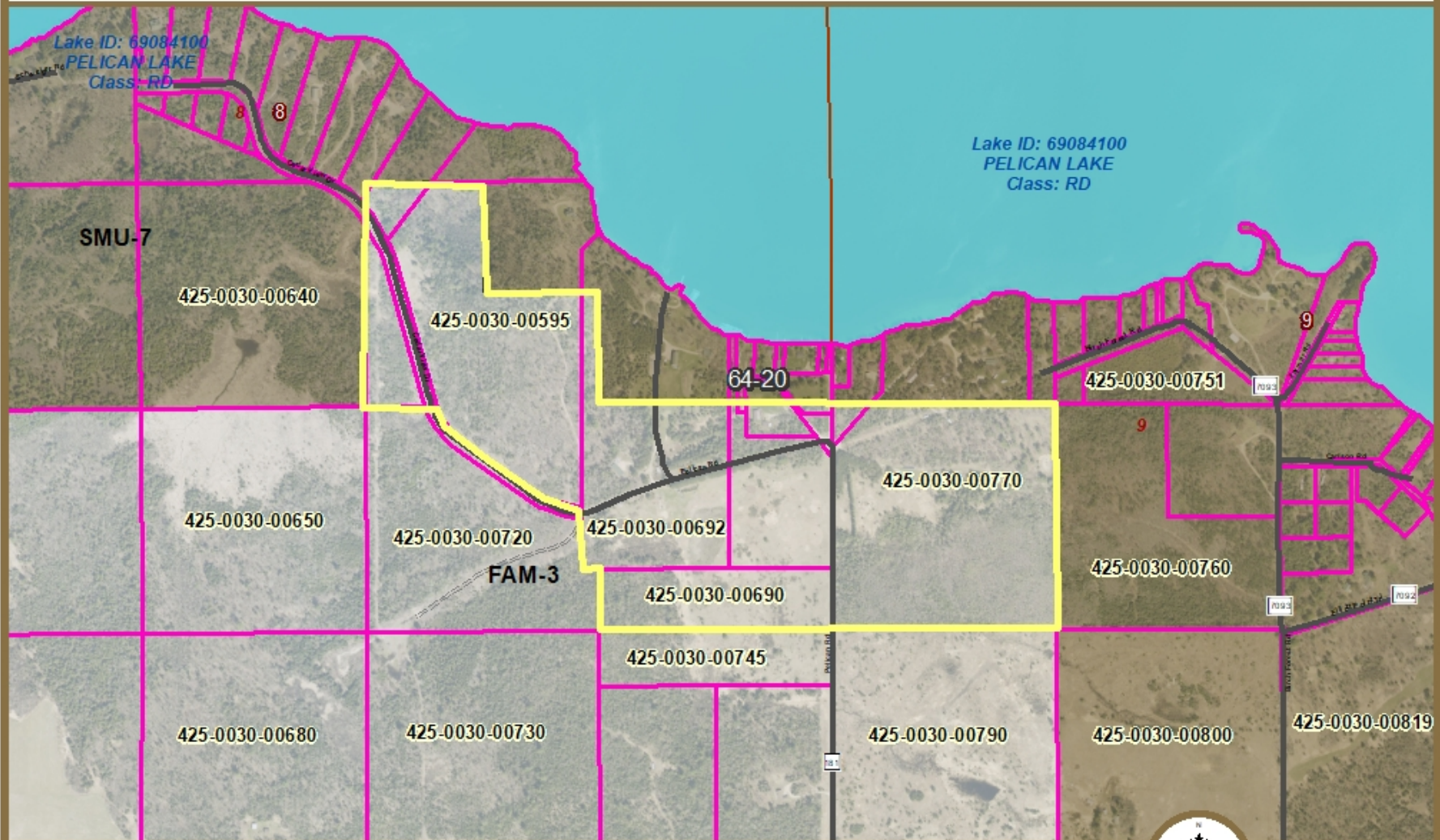
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Feet



St. Louis County MN

St. Louis County

Proposed SMU-7 Zoning

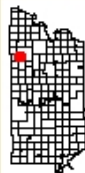


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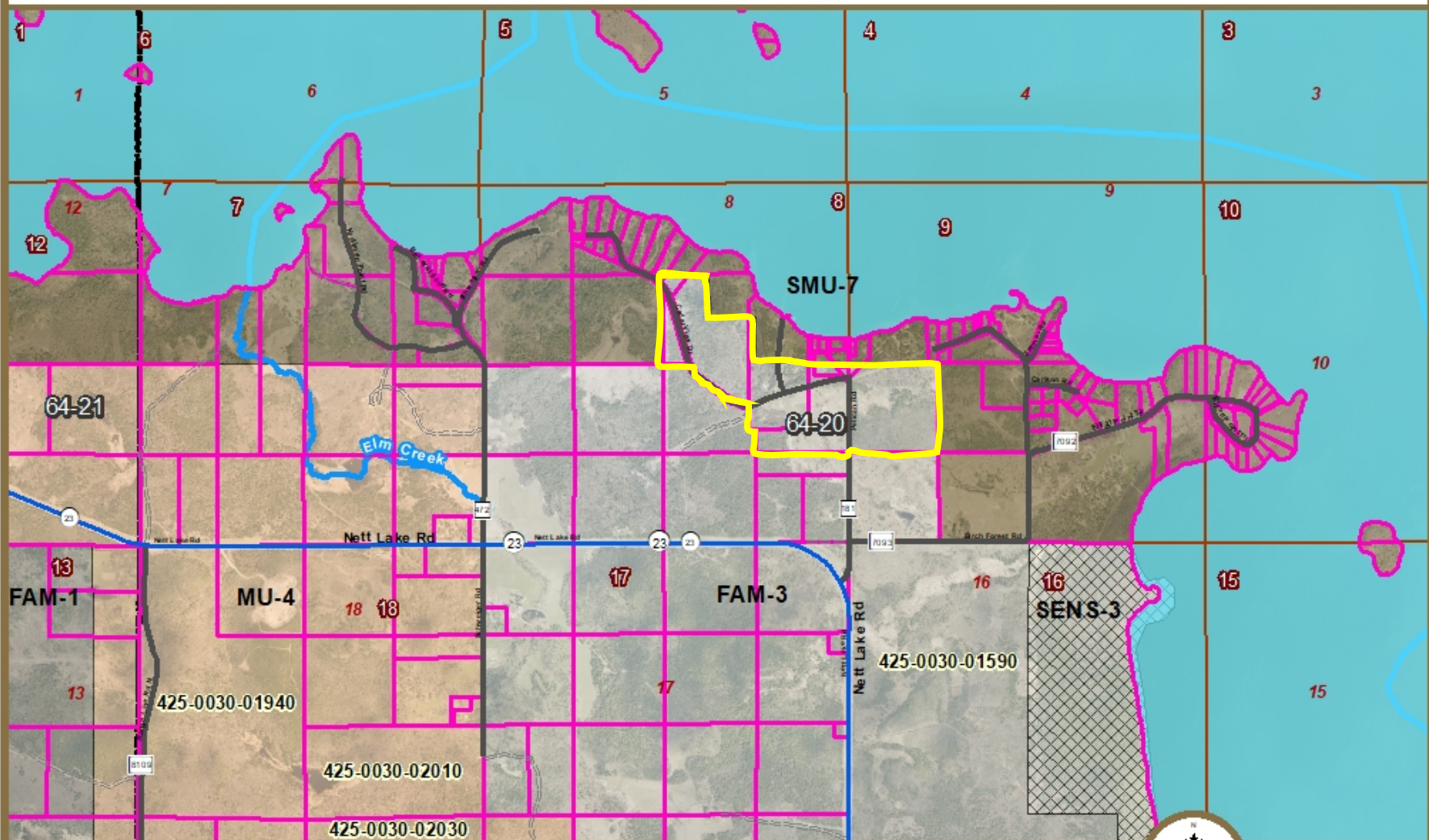
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St. Louis County MN

St. Louis County

Neighborhood zoning

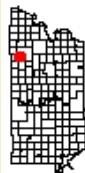


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0 880 1,720 2,560
Feet



St. Louis County MN

Facts and Findings

A. Plans and Official Controls:

1. St. Louis County Ordinance 62, Article VIII, 8.7 C, requires a public hearing for proposed zoning map amendments.
2. The FAM-3 zone district is not consistent with the intended zoning adjacent to DNR public waters. FAM is intended to promote development of the County's forestry and agricultural industry. It is typically used in areas with land development at very low densities. The existing development in this area consist of platted residential lots and commercial resorts that are typically seen within the shoreland area of DNR protected lakes.

B. Zoning:

1. The zoning in the area consist both of FAM-3 and SMU-7. The current zoning boundary does not follow intended boundary lines as indicated in St. Louis County Zoning Ordinance. The request will not result in any incompatible uses. An existing resort occupies area already in the Shoreland Mixed Use area.
2. The proposal is not spot zoning. The request is to extend the SMU -7 zoning to follow the intended boundaries of right-of-ways, street centerlines or property lines per St. Louis County Ordinance 62, Article II, Section 2.6. The requested extension includes properties that are all within the shoreland area or 1,000 feet from a lake

C. Public Need:

1. The existing development consist of residential lakeshore development and commercial resorts. These types of uses are consistent with SMU dimensional district. This district is intended to provide a balance between lake and river use and the water resources. It allows for a wide range of uses that are consistent with recreational and natural attributes of the water body.

D. Public Interest:

1. The pattern of development in the area consists of lakeshore residential and commercial resorts.
2. The request is not for a rezoning but for a zoning map amendment that does not follow the intended boundary as defined by Ordinance 62, Article II section 2.6 C.
3. The zoning map amendment will realign the zoning in the area to be consistent with platted residential lots and commercial resorts that are typically seen within the shoreland area of DNR protected lakes.

Recommendation

Based on the facts and findings stated above, staff recommends that the Planning Commission forward the proposal onto the St. Louis County Board with the recommendation to approve a zoning map amendment involving Section 8 and 9 of T64N, R20W, extending the SMU zoning to be consistent with DNR shoreland area and St. Louis County Zoning Ordinance district boundaries.

Correspondence

Planning Commission

Questions?

Public

Questions?