



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

REPORT DATE: 4-1-20

MEETING DATE: 5-14-20

APPLICANT INFORMATION

APPLICANT NAME: St. Louis County Planning and Community Development Department

APPLICANT ADDRESS: N/A

OWNER NAME: N/A

SITE ADDRESS: N/A

LEGAL DESCRIPTION: S 8 and 9, T64N, R20W (Leiding)

PARCEL IDENTIFICATION NUMBER (PIN): (Multiple parcels see attached map)

NATURE OF REQUEST: A zoning map amendment involving Section 8 and 9 of T64N, R20W. The proposed zoning amendment is 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.

PROPOSAL DETAILS: St. Louis County Planning and Community Development Department has reviewed a request for a resort expansion and found that the current 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. The existing line does not follow any of the intended boundary lines listed above. The request is to extend the SMU-7 zoning 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, T 64N, R20W. A map has been provided for further explanation.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Cedar View Drive

ROAD FUNCTIONAL CLASS: Private

LAKE NAME: Pelican

LAKE CLASSIFICATION: RD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The description of development in the area is a mix of lake shore residential and commercial.

ZONE DISTRICT: FAM 3

ADDITIONAL COMMENTS ON PARCEL: The requested zoning map amendment will extend the SMU-7 zoning to include those areas within 1,000 feet of the shoreline, which is considered the shoreland area as defined by the Minnesota Department of Natural Resources.

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 consists 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 consists both 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 consists 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.

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A ZONING MAP AMENDMENT

Amendments to the zoning map shall be recommended for approval only upon the finding by the Planning Commission that all of the following conditions exist:

1. **The proposed zoning shall be consistent with the comprehensive or land use plan adopted for the county.**
2. **The proposed zoning shall not be spot zoning, which is zoning to discriminate in favor of one lot or parcel out of harmony with surrounding lots or parcels and the comprehensive or land use plan and without benefit to the community.**

3. **There shall exist a clear public need for and benefit from additional zoning of the type proposed, which shall be above and beyond any benefit or convenience to the landowner.**
4. **Beyond a public need being evident, there shall be a showing that the public interest would be best served by rezoning the property in question rather than other property in the community.**

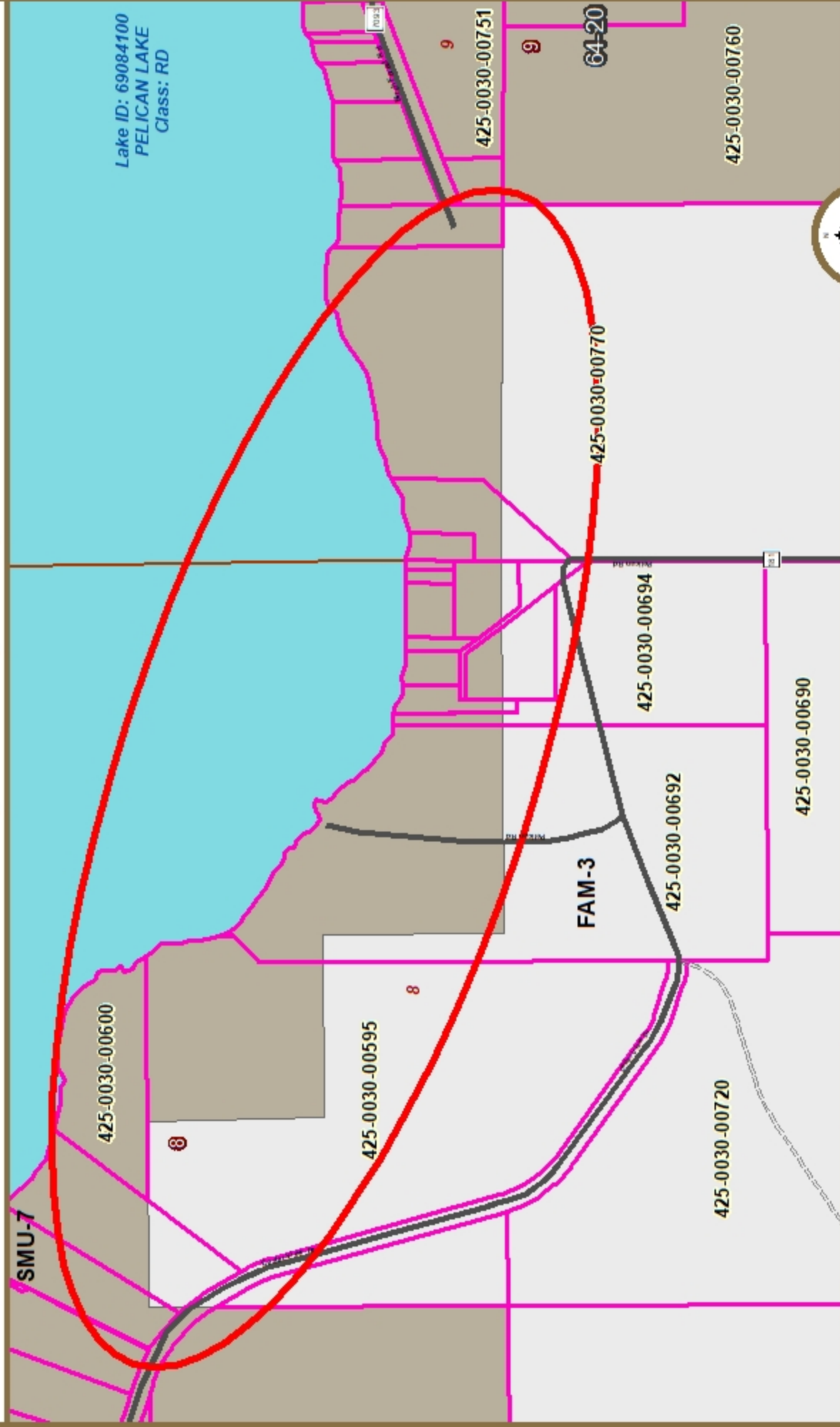
RECOMMENDED CONDITIONS, IF APPROVED

Based on the facts and findings stated above, staff recommends that the Planning Commission forward the proposal to 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 62 district boundaries.



St. Louis County

Existing SMU-7 Zoning Boundary



0 220 440 660
Feet

S 8 & 9 T64N R20W

Prepared By: **Planning & Community Development**
 (218) 725-3000
www.stlouisco.com/plm/plm.gov
 Source: **St. Louis County**
 Map Created: **2/27/2020**

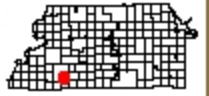
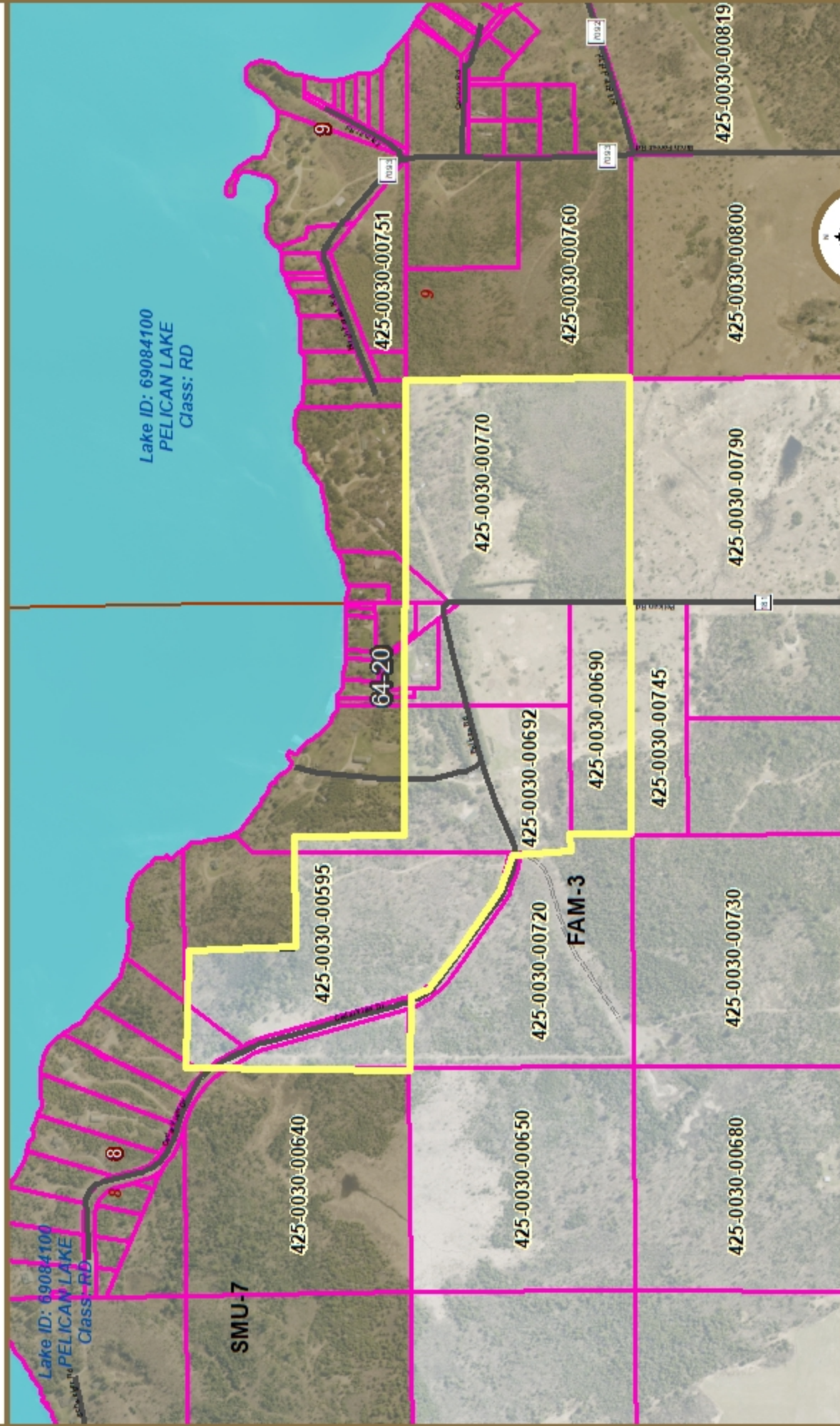
Disclaimer: This is a compilation of records as they appear in the St. Louis County Office's reflecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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St. Louis County

Proposed SMU-7 Zoning



Prepared By: Planning & Community Development

(216) 725-3000

www.stlouiscounty.mn.gov

Source: St. Louis County

Map Created: 3/9/2020

Disclaimer: This is a compilation of records as they appear in the St. Louis County Office 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.

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