

## COMPREHENSIVE PLAN AMENDMENT-FUTURE LAND USE MAP

## THE CITY OF NORTH MANKATO

SUBJECT: Comprehensive Plan Amendment-Future Land Use Map

APPLICANT: Diane Krohn

LOCATION: Part of Section 35

EXISTING ZONING: Ag

DATE OF HEARING: April 14, 2022

DATE OF REPORT: April 6, 2022

REPORTED BY: Mike Fischer, Community Development Director

### APPLICATION SUBMITTED

Request to amend the Comprehensive Plan-Future Land Use Map

### COMMENT

At the March 2022 Planning Commission meeting, the applicant requested to amend the Future Land Use Map for property she owns just outside the City limits. Specifically, changing the guided land use from Low Density Residential to Medium Density Residential to allow the development of her property using both single-family and two-family dwelling construction. After review, the Planning Commission recommended denial of the request. Based on the Planning Commission recommendation, the City Council considered the request in March of 2022 and acted to refer the request back to the Planning Commission.

Since that time, the applicant has withdrawn the original request and is requesting to change the guided land use of her property from Low Density Residential to Low Density Small Lot Residential. Attached as Exhibit A is the Future Land Use Map showing the location of the property. As shown on Exhibit B, the revised layout of the property includes 67 single-family lots and 41 single-family patio home lots. All two-family homes previously shown have been eliminated from the development.

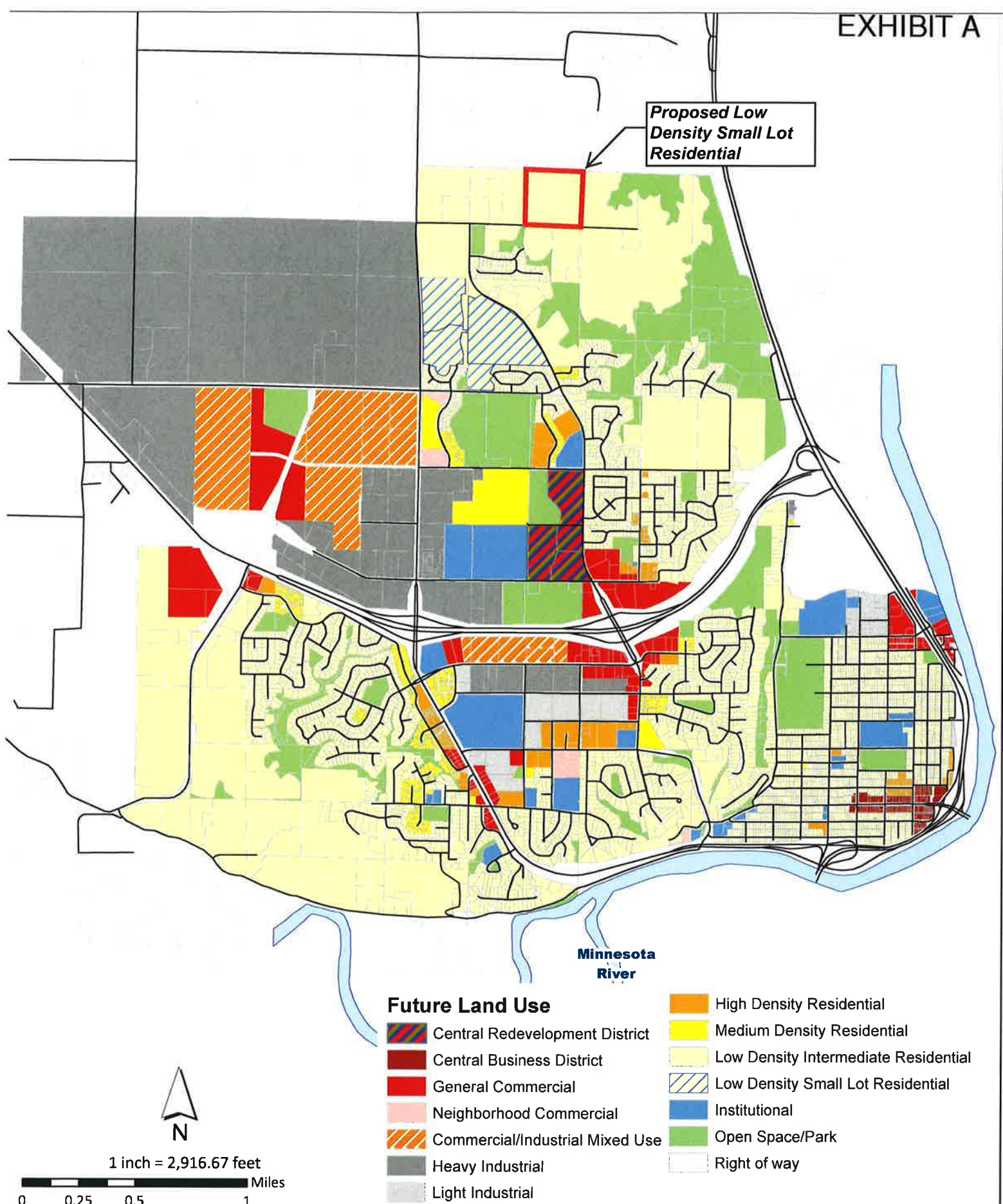
The Low Density Small Lot Residential designation would allow for the property to be zoned as R-1S, One-Family Dwelling, Small Lot in the future. According to the City Code, the R-1S zoning district requires a minimum 60 foot lot width and requires a minimum 6 foot side yard setback. In an R-1 zoning district, the minimum lot width is 90 feet and the side yard setbacks are a minimum of 10 feet.

Attached are renderings of different single-family home styles proposed to be constructed on the applicant's property subject to approval of the Land Use Map amendment.





Note that the Land Use Map amendment is the first step in the development process. Should the amendment be approved, the applicant would need to annex the property, formally plat the property and request an R-1S zoning classification.

RECOMMENDATION

Staff recommends the approval of the amendment from Low Density Residential to Low Density Small Lot Residential.





LOT TYPE LEGEND		
COLOR	LOT TYPE	QUANTITY
	POND	5.27 ACRES
	VILLA (60FT MIN LOT WIDTH)	41 LOTS
	SINGLE FAMILY (62FT MIN LOT WIDTH)	67 LOTS
	RIGHT OF WAY	8.47 ACRES

SITE SUMMARY	
ZONING:	R-1S, ONE FAMILY DWELLING, SMALL LOT DISTRICT
SITE/LOT AREA:	38.94 ACRES
SETBACKS	
FRONT YARD	30 FEET
CORNER FRONT YARD	15 FEET
SIDE YARD	8 FEET
REAR YARD	25 FEET



PROPOSED LAYOUT R-1S

ISG  
Architecture • Engineering • Environmental • Planning

DEVERING DEVELOPMENT  
300 HUNTERS CIRCLE, SUITE 200  
FARMINGTON, CT 06030

ISSUED: 01/2021





























CITY OF NORTH MANKATO

April 1, 2022

Dear Property Owner:

The City of North Mankato has received a request from Diane Krohn to amend the City's Future Land Use Map. In February of 2022, you were notified of a similar request from the applicant requesting to amend the Future Land Use Map for property near you from Low Density Residential to Medium Density Residential. That request has been withdrawn by the applicant.

The applicant is now requesting to amend the Future Land Use Map for the same property shown on the first attachment. Specifically, amending the future land use from Low Density Residential to Low Density Small Lot Residential. This change would allow the development of the property as shown on the second attachment. As shown, the revised development includes 67 single-family lots, 41 single-family patio homes and eliminates any two-family homes. The minimum lot width in an R-1S zoning district is 60 feet.

This request will be considered by the North Mankato Planning Commission on Thursday, April 14, 2022, and by the City Council on Monday, April 18, 2022. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue. As a nearby property owner, you have the opportunity to comment on the request. You may attend the meetings and provide comments or send written comments to my attention by April 14, 2022.

Sincerely,

Mike Fischer  
Community Development Director

Encls



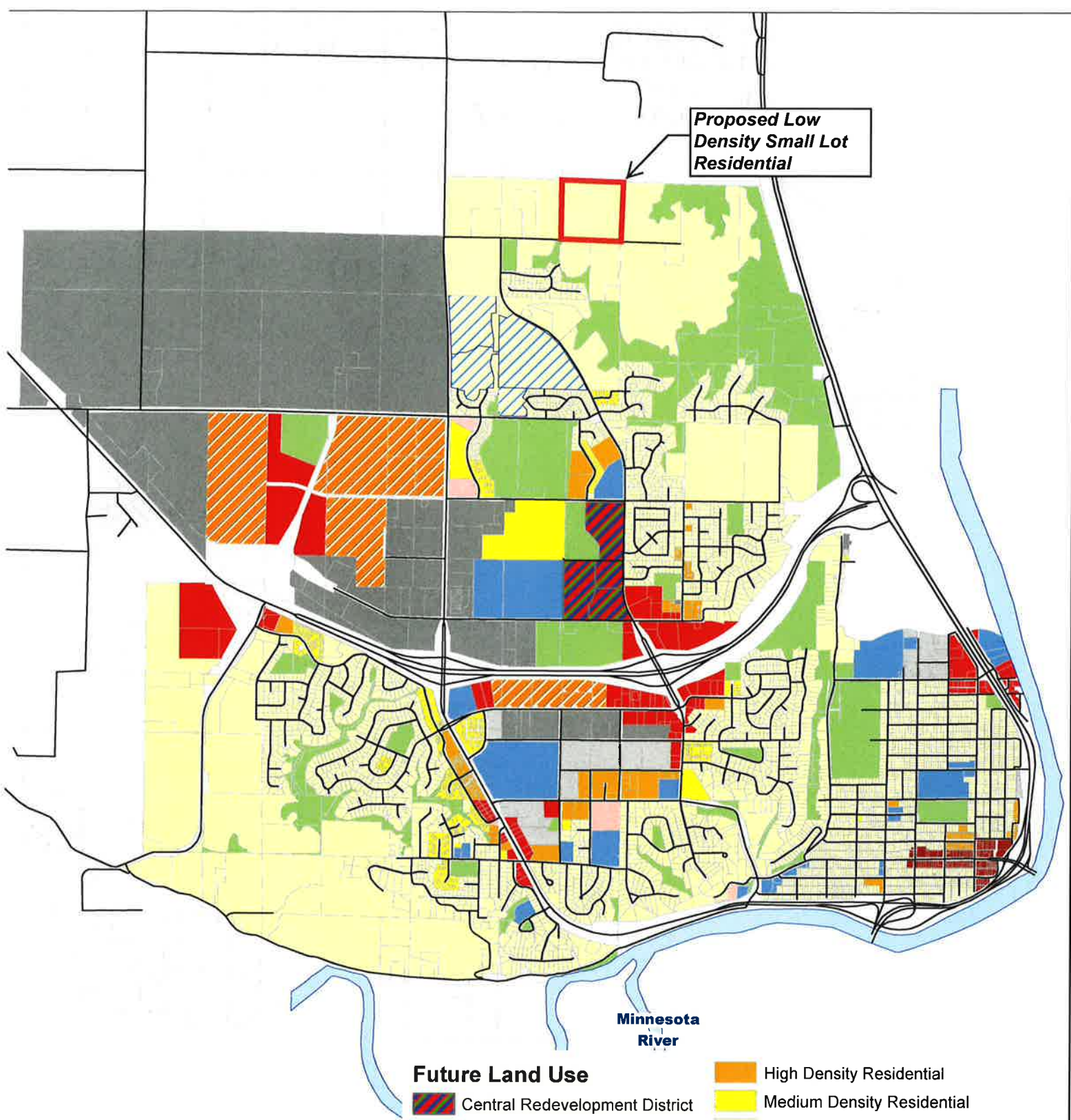
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20% Post-Consumer Waste





**Proposed Low  
Density Small Lot  
Residential**

**Minnesota  
River**

**Future Land Use**

- Central Redevelopment District
- Central Business District
- General Commercial
- Neighborhood Commercial
- Commercial/Industrial Mixed Use
- Heavy Industrial
- Light Industrial

- High Density Residential
- Medium Density Residential
- Low Density Intermediate Residential
- Low Density Small Lot Residential
- Institutional
- Open Space/Park
- Right of way







1 inch = 2,916.67 feet

0 0.25 0.5 1 Miles

**Figure 3-2: Future Land Use**  
North Mankato Comprehensive Plan



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REAR YARD	25 FEET



PROPOSED LAYOUT R-1S

COVERING DEVELOPMENT  
 NORTH HAVEN, CT 06460  
 PROJECT NO. 2020-001



Jordan & Bethany Carver  
38457 512<sup>th</sup> St  
N Mankato, MN 56003

Schmit Brothers Partnership  
38388 512<sup>th</sup> St  
N Mankato, MN 56003

Forsberg Family Farm LLC  
435 Mount Curve Blvd  
Saint Paul, MN 55105

Lorentz Family Farm LLC  
50795 County Road 13  
N Mankato, MN 56003

Steven & Julie Hiniker  
38691 512<sup>th</sup> St  
N Mankato, MN 56003

KWS LLC  
47430 Ford Rd  
Nicollet, MN 56074

Jeffrey Kamm & Jimmei Bao  
1985 Lexington Ln  
N Mankato, MN 56003

Oevering Homes LLC  
1433 Cernohous Ave; Suite A  
New Richmond, WI 54017

Matthew Michaletz  
144 Welcome Ave E  
Mankato, MN 56001

Wayne & Shirley Meurer  
40231 455<sup>th</sup> Ave  
Nicollet, MN 56074

Lucas & Allie Carlson  
1029 W Traverse Rd  
Saint Peter, MN 56082

Joshua Ardolf  
1551 Pleasant View Dr Apt 201  
N Mankato, MN 56003

Trevor & Rochelle Baumgartner  
905 Lyndale St  
N Mankato, MN 56003

Jacqueline Murray  
46 Prairie Ct  
N Mankato, MN 56003

Ryan & Helena Mattison  
42 Prairie Ct  
N Mankato, MN 56003