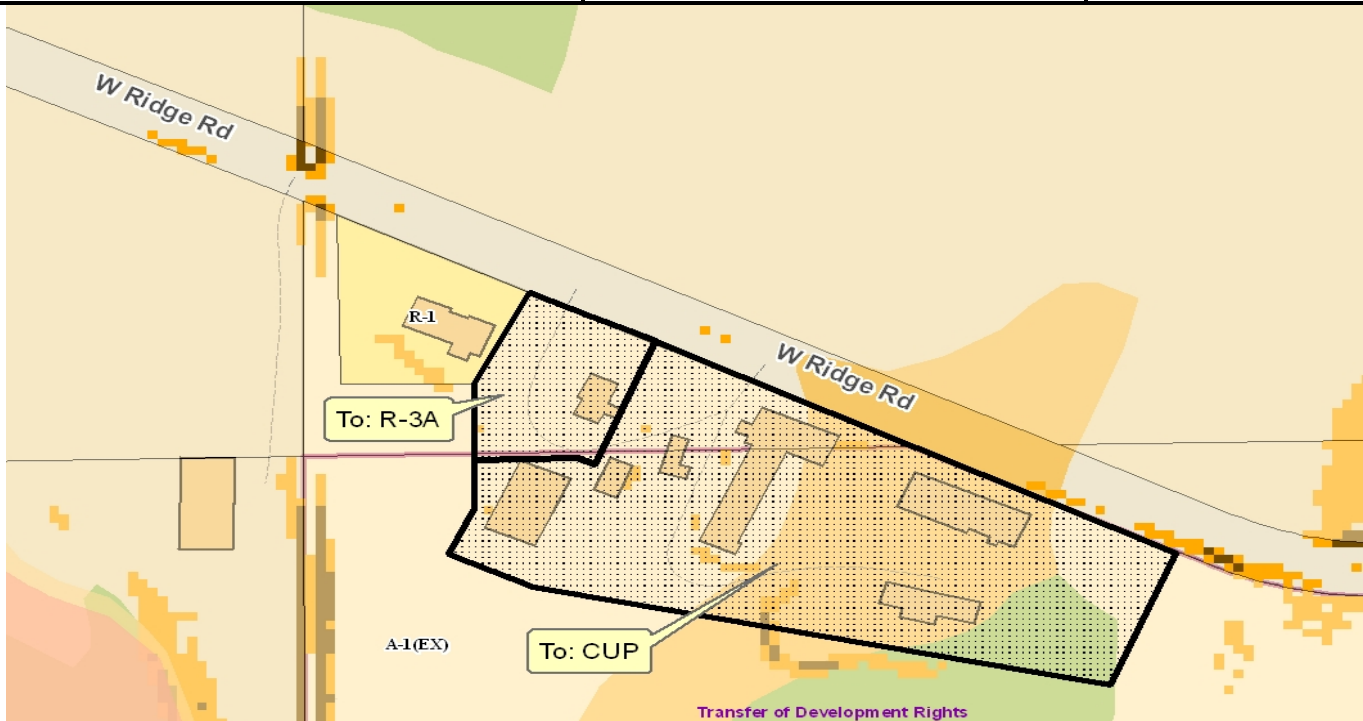




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 23, 2014	<i>Petition:</i> Rezone 10750 CUP 2287
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to R-3A Residence District	<i>Town/sect:</i> Cottage Grove Section 10
	<i>Acres:</i> .63 <i>Survey Req. No</i>	<i>Applicant</i> Ron Schultz Farm LTD
	<i>Reason:</i> Allow duplex on the property CUP Description: Seasonal storage in existing farm buildings	<i>Location:</i> 2293 W Ridge Road



DESCRIPTION: The applicant wishes to rezone a portion of the farm operation to provide compliance for an existing two-family dwelling. The farmhouse was divided into two units in 1951 when the applicant's parents and grandparents bought the farm together. The house will stay part of the farm. A conditional use permit is also requested for the seasonal storage of recreational equipment and motor vehicles in existing farm buildings. They anticipate to storage approximately 60 vehicles in the barns.

OBSERVATIONS: The property is located just east of the Village of Cottage Grove. There is an existing duplex and various outbuildings on the property. A small area of hydric soils located on the easterly edge of the property. No other sensitive environmental features observed.

TOWN PLAN: The subject property is in the *Agricultural* land use district of the *Town of Cottage Grove Smart Growth Comprehensive Plan - 2030*. The general description of this district is "agricultural operations, including forestry, aquaculture, farms raising traditional or specialty crops and animals, sod farms, truck farms, tree farms, and nurseries". Allowable uses for this district related to this petition, as defined in Exhibit J-2 of the town plan, includes duplexes and "Rural Business" and "Commercial – limited". *Rural Business* includes "storage in existing buildings (e.g. barns)...No more than two of these uses would be permitted in any one years and on no more than three acres each". *Commercial – Limited* includes "rental businesses".

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: The proposal meets the dimensional standards of the zoning districts. As noted on the density study report, the town counts duplexes as two "RDUs" (splits). If approved, it appears one split will remain available. Proposed duplex and conditional use appear reasonably consistent with town plan policies.

TOWN: The Town approved the Zoning with clarification.
The Town approved the CUP with no conditions.

Proposed Conditional Use Permit # 2287

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

Recommended Conditions for CUP No. 2287

1. The conditional use is restricted to seasonal storage of recreational equipment and motor vehicles.
2. Hours of operation limited to 8:00 a.m. to 8:00 p.m.
3. The operation shall be limited to 60 spaces.
4. Outside storage is prohibited.
5. Outdoor lighting will be restricted to one mercury vapor light (already existing).
6. Signage will be restricted to a 6' x 6' painted sign on the barn. This sign is considered a "graphic sign" as defined in 10.70(19) of the DCCO.
7. Applicant must acquire a sign permit as required in Section 10.73 of the DCCO.