

July 6, 2020

To: Planning Commission

From: Community Development Department

RE: Application No. 276 a request for a lot split by Steele County for the property located at 620 Florence Avenue NW. The proposed split will allow for the parcel to be split and constructed upon.

Application Review:

Applicant/Owner: Steele County

Legal Description: Part of Lot 5, Block 2, West Hills Addition No. 2,

Zoning Map: R-1, Single Family Residential District.

Zoning Ordinance: Section 315:06 Subd 1.a. permits the splitting of one lot into two through the formal lot split process.

Existing Land Uses: The property is currently vacant.

Report Attachments:

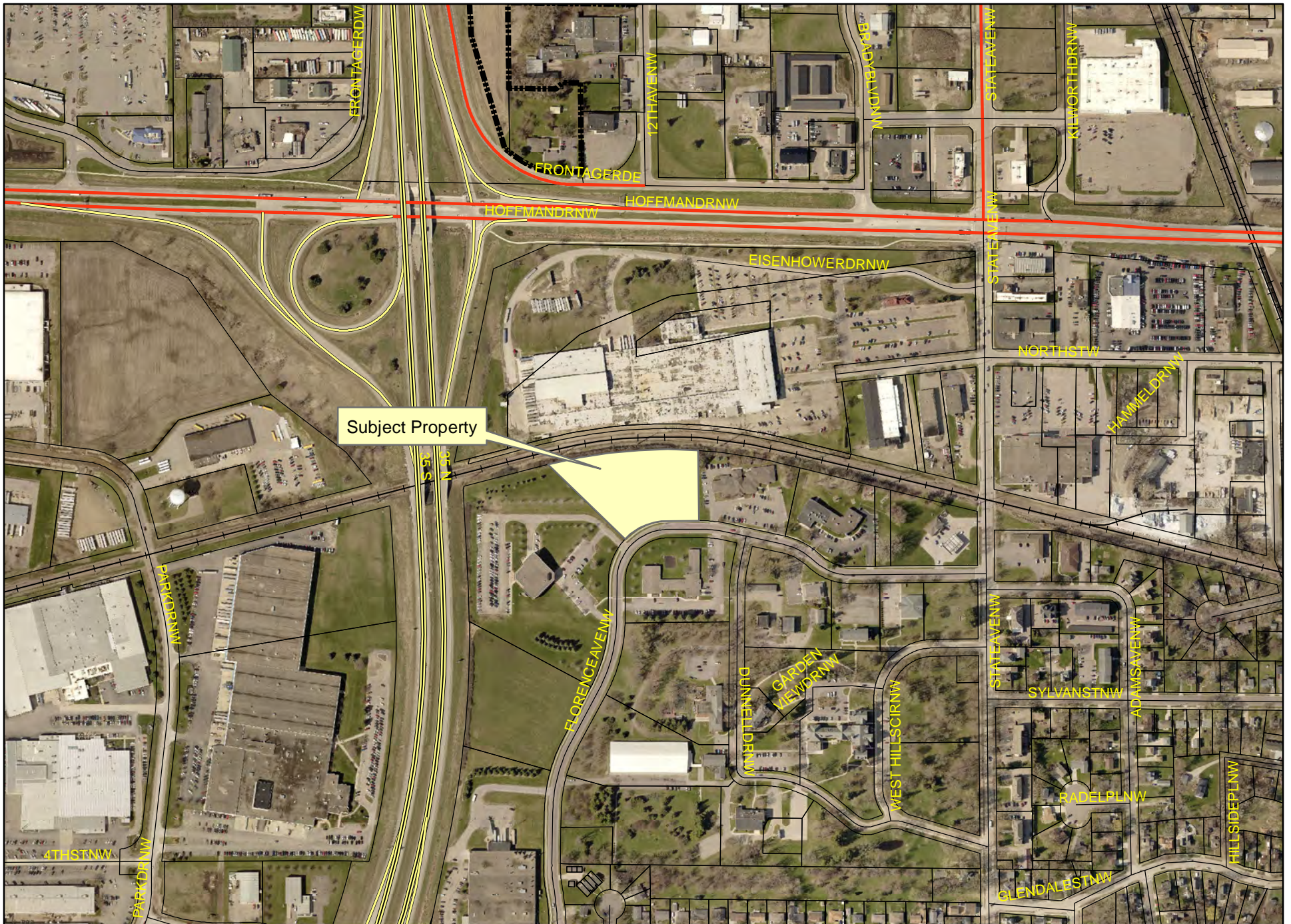
1. Location Maps
2. Survey and Legal Descriptions

Proposed Development:

- ◆ Application No. 276 a request for a lot split by Steele County for the property located at 620 Florence Avenue NW. The proposed split will allow for the parcel to be split and constructed upon.
- ◆ Steele County is currently going through and RFP process in order to sell the east lot.
- ◆ Both lots meet the minimum lot size requirements for the zoning district they are in.
- ◆ Sewer and water are available to both properties although they may need to be stubbed into the lot.
- ◆ There are no assessments on the property.
- ◆ Any future development will need to comply with all of the City's development ordinances.

Staff Review:

Staff is recommending approval of the formal lot split.



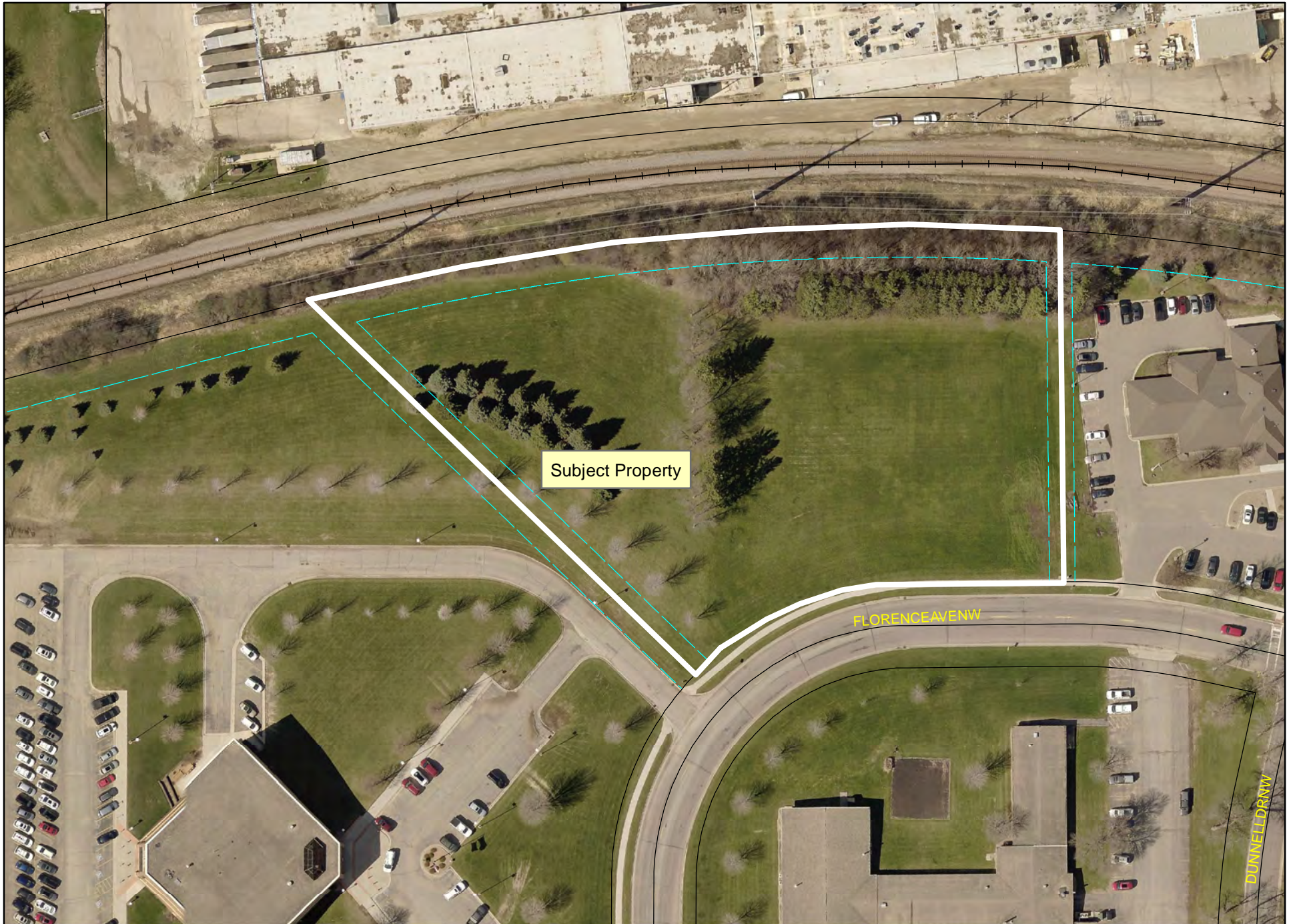
Subject Property



Steele County Lot Split
Florence Avenue

1 inch = 500 feet

Date: 6/29/2020



Subject Property

FLORENCE AVENUE

DUNNELL DRIVE



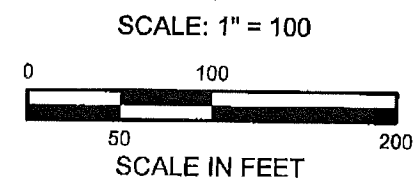
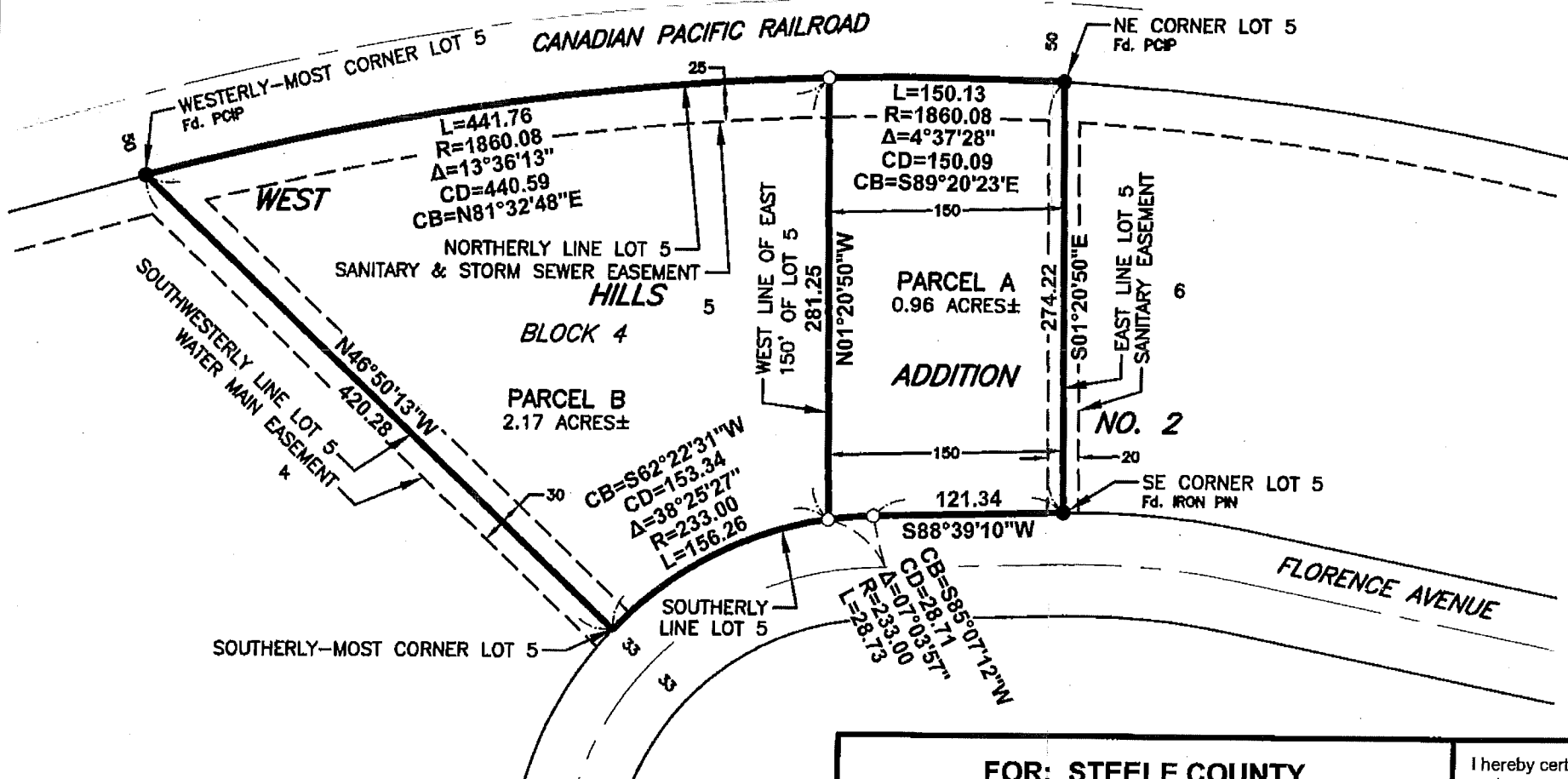
Steele County Lot Split
Florence Avenue

1 inch = 100 feet

Date: 6/29/2020

CERTIFICATE OF SURVEY

IN LOT 5, BLOCK 4, WEST HILLS ADDITION NO. 2
OWATONNA, STEELE COUNTY, MINNESOTA



- LEGEND:**
- = 5/8 Inch x 16 Inch iron monument (Capped SAT 52646)-Placed
 - = Iron monument-Found

NOTE:
Easements shown on this survey are from the recorded plat filed as document number A000161863 only.

PREPARED LEGAL DESCRIPTION

PARCEL A:
The East 150.00 feet of Lot 5, Block 4, WEST HILLS ADDITION NO.2, as the same is platted and recorded in the office of the County Recorder of Steele County, Minnesota.

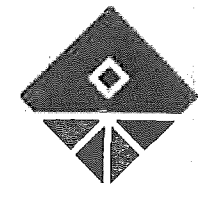
PARCEL B:
All that part of Lot 5, Block 4, WEST HILLS ADDITION NO.2, west of the East 150.00 feet of said Lot 5, as the same is platted and recorded in the office of the County Recorder of Steele County, Minnesota.

FOR: STEELE COUNTY

<p>LOCATION MAP</p> <p style="text-align: center;">Scale: 1" = 4000'</p>	<p>Date: 05/28/2020 Revised date: 6/9/2020 Drawn by: ADM Survey: SAT Coord-System: MNDOT CO. NAD83 1996 Page 1 of 1 Job No: 20-1093.DWG File No. 421</p>
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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott A. Tuchtenhagen
 L.S. No. 52646
 Date: 6/9/2020



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