

July 7, 2020

**To:** Planning Commission

**From:** Community Development Department

**RE:** Application No. Z-343, by the Sam & Melissa Davidson, a request for a zone change from B-2, Community Business District to R-6, High Density Residential District for the property addressed 405 Oak Avenue South.

**Application Review:**

**Applicant:** Sam & Melissa Davidson

**Legal Description:** W ½ of Lots 8 & 9, Block 24, Original Town

**Existing Zoning:** B-2, Community Commercial District

**Proposed Zoning:** R-6, High Density Residential

**Existing Land Use:** Rental Duplex

**Adjacent Zoning & Land Uses:** North: B-2, Community Business District

South: B-2, Community Business District

East: R-6, High Density Residential District

West: B-2, Community Business District

**Report Attachments:**

1. Existing & Proposed Zoning Maps
2. Location Maps
3. Application Narrative

**Proposed Development:**

- ◆ Application No. Z-343, by the Sam & Melissa Davidson, a request for a zone change from B-2, Community Business District to R-6, High Density Residential District for the property addressed 405 Oak Avenue South.
- ◆ This property is set up as a duplex. It was used for many years in that manner.
- ◆ Approximately 6 years ago the owner opted to not register the property and used it as a single family residence.
- ◆ The B-2 zoning district does not permit a single or two family structure. It is required to be multi family (3 units and up) in order to be permitted within this zoning district.
- ◆ The applicant looked into adding a third unit to the structure however there are numerous difficulties in doing this that make it not feasible.
- ◆ In order to make the structure legal the applicant is proposing to rezone the property to R-6, High Density Residential in order to use the structure how it has been used previously.

**Staff Review:**

Staff feels that the proposed rezoning would fit in with the surroundings and the desired use of this property as designated within the Owatonna Development Plan. Staff is recommending approval of the zone change request from B-2, Community Business District to R-6, High Density Residential District for the subject property.



Z-343 Davidson Rezoning  
B-2, Community Commercial to R-6, High Density Residential

1 inch = 400 feet  
Date: 6/29/2020



Z-343 Davidson Rezoning  
B-2, Community Commercial to R-6, High Density Residential

1 inch = 50 feet

Date: 6/29/2020

# Owatonna Official Zoning Map

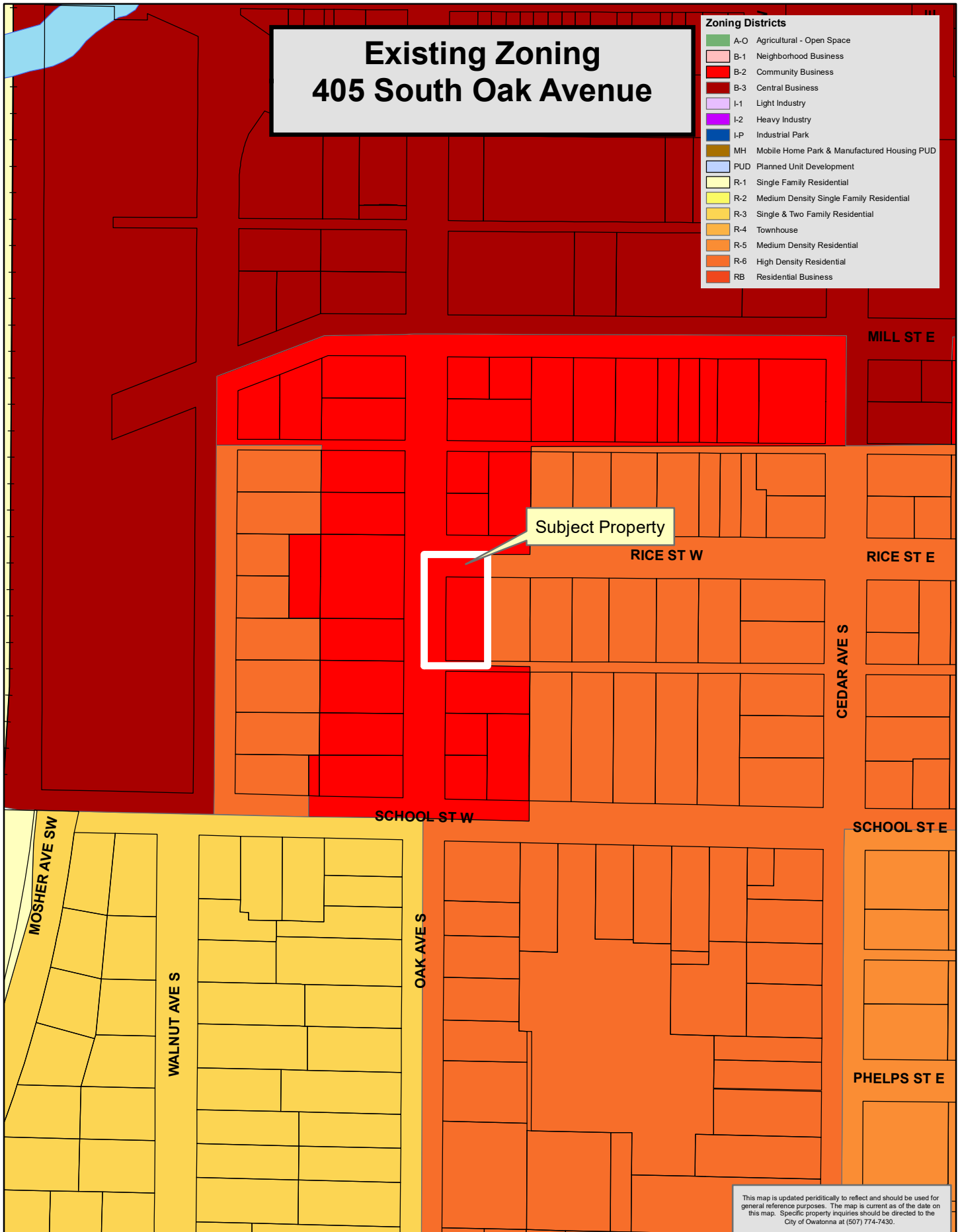
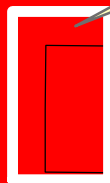


Date: 7/6/2020

## Existing Zoning 405 South Oak Avenue

| Zoning Districts |  |
|------------------|--|
|                  | A-O Agricultural - Open Space                  |
|                  | B-1 Neighborhood Business                      |
|                  | B-2 Community Business                         |
|                  | B-3 Central Business                           |
|                  | I-1 Light Industry                             |
|                  | I-2 Heavy Industry                             |
|                  | I-P Industrial Park                            |
|                  | MH Mobile Home Park & Manufactured Housing PUD |
|                  | PUD Planned Unit Development                   |
|                  | R-1 Single Family Residential                  |
|                  | R-2 Medium Density Single Family Residential   |
|                  | R-3 Single & Two Family Residential            |
|                  | R-4 Townhouse                                  |
|                  | R-5 Medium Density Residential                 |
|                  | R-6 High Density Residential                   |
|                  | RB Residential Business                        |

Subject Property



This map is updated periodically to reflect and should be used for general reference purposes. The map is current as of the date on this map. Specific property inquiries should be directed to the City of Owatonna at (507) 774-7430.

# Owatonna Official Zoning Map



Date: 7/6/2020

## Proposed Zoning 405 South Oak Avenue

### Zoning Districts

|  |     |   |
|--|-----|---|
|  | A-O | Agricultural - Open Space                   |
|  | B-1 | Neighborhood Business                       |
|  | B-2 | Community Business                          |
|  | B-3 | Central Business                            |
|  | I-1 | Light Industry                              |
|  | I-2 | Heavy Industry                              |
|  | I-P | Industrial Park                             |
|  | MH  | Mobile Home Park & Manufactured Housing PUD |
|  | PUD | Planned Unit Development                    |
|  | R-1 | Single Family Residential                   |
|  | R-2 | Medium Density Single Family Residential    |
|  | R-3 | Single & Two Family Residential             |
|  | R-4 | Townhouse                                   |
|  | R-5 | Medium Density Residential                  |
|  | R-6 | High Density Residential                    |
|  | RB  | Residential Business                        |

Subject Property

MOSHER AVE SW

WALNUT AVE S

OAK AVE S

SCHOOL ST W

RICE ST W

RICE ST E

CEDAR AVE S

SCHOOL ST E

PHELPS ST E

This map is updated periodically to reflect and should be used for general reference purposes. The map is current as of the date on this map. Specific property inquiries should be directed to the City of Owatonna at (507) 774-7430.

Sam and Melissa Davidson  
16753 635<sup>th</sup> Street  
Dodge Center, MN 55927  
June 19, 2020

City of Owatonna  
Planning and Zoning Department  
540 West Hills Circle  
Owatonna, MN 55060

To Whom It May Concern:

We are writing to request that the property located at 405 Oak Avenue S., Owatonna, MN have its zoning changed from Commercial to Residential. This property has previously served as both a single family home as well as a duplex. It has never functioned as a triplex which is all that is currently allowable under the commercial zoning. This property lacks a third parking spot and the expense necessary to convert the home into a triplex is extremely high. This is not, therefore, a feasible option. This property resides within a residential neighborhood making residential zoning logical. We respectfully request that the zoning be changed from Commercial to Residential

Sincerely,

A handwritten signature in black ink, appearing to be 'SMD', with a long horizontal flourish extending to the right.

Sam and Melissa Davidson  
Owners