

August 21, 2020

**To:** Planning Commission

**From:** Community Development Department

**RE:** Application No. Z-344, by Troy Schrom, Schrom Construction, a request to amend the PUD for the 5 lots on the south side of El Dorado Street to allow single family houses to be constructed instead of the previously approved duplexes. The applicant is also requesting a waiver to allow reduced setbacks along the rear property line for the eastern two lots.

**Application Review:**

**Applicant:** Troy Schrom, Schrom Construction

**Legal Description:** Lots 10-14, Block 2, Eden Valley Fourth Addition

**Existing Zoning:** PUD, Planned Unit Development

**Existing Land Use:** Vacant duplex lots

**Adjacent Zoning & Land Uses:** North: R-1, Single Family Residential District  
South: Highway 14  
East: Duplexes, Ag land  
West: Townhomes

**Report Attachments:**

1. Location Maps
2. Civil Plans
3. Architectural Plans
4. Application Narrative

**Proposed Development:**

- ◆ Application No. Z-344, by Troy Schrom, Schrom Construction, a request to amend the PUD for the 5 lots on the south side of El Dorado Street to allow single family houses to be constructed instead of the previously approved duplexes. The applicant is also requesting a waiver to allow reduced setbacks along the rear property line for the eastern two lots.
- ◆ The applicant has withdrawn the remainder of the requests that were noticed previously.
- ◆ The previous owner of these lots amended the PUD to allow for up / down duplexes. The applicant is now requesting that these lots be converted back to single family lots.
- ◆ The homes will all look like they fit it since the duplexes look like a split level home from the outside.

- ◆ The applicant is also requesting waivers on Lots 13 & 14 for the rear setback. They would like to reduce the Lot 14 setback to 19.6' and the Lot 13 Setback to 22.3' where a 30' rear setback is required.
- ◆ The rear of these two lots back up to the stormwater pond.
- ◆ These two lots are shallower than the others due to the stormwater pond.
- ◆ **Findings:**
  - In order to approve the proposed rezoning the following findings shall be met:
    - The amendment is consistent with the City's future land use plan.
    - The amendment is in the public interest and not solely for the benefit of a single property owner.
    - The existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.
    - There are not reasonable uses of the property in question permitted under the existing zoning of the property.

**Staff Review:**

Staff feels that the proposed PUD Amendment 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 major amendment to the PUD for Eden Valley with the following condition:

- 1) Any additional changes to the use shall receive approval through a minor PUD Amendment.



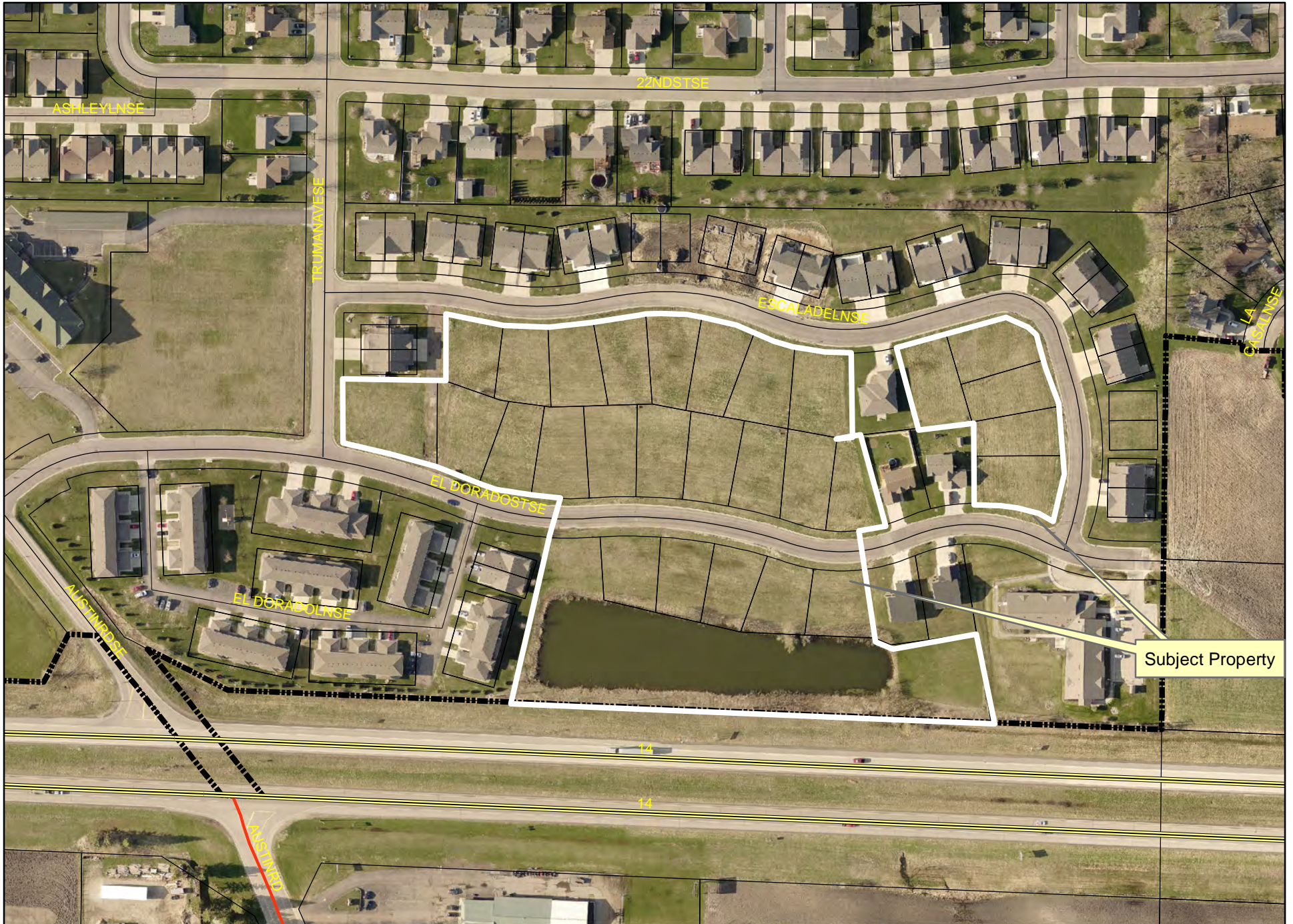


Schrom PUD Amendment

1 inch = 400 feet

Date: 8/11/2020





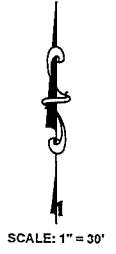
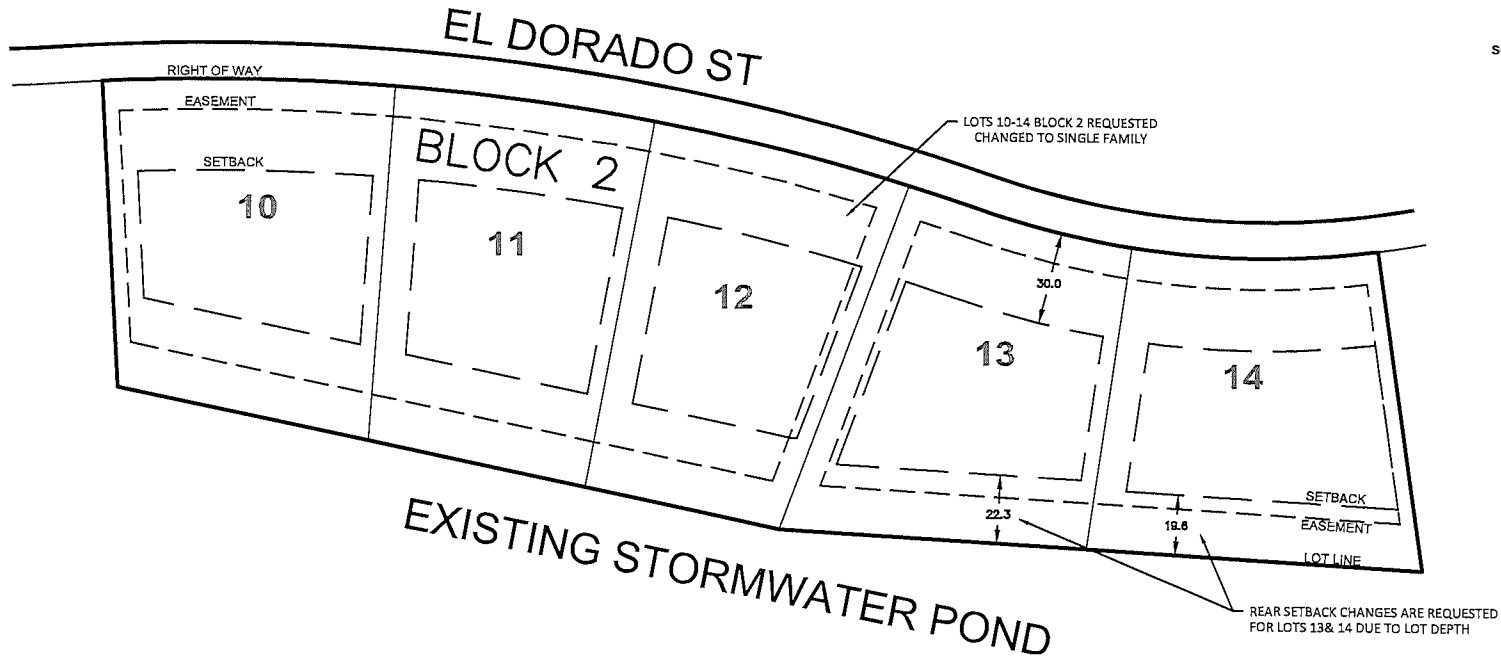
Subject Property



Z-344 Homes at Eden Valley  
PUD Amendment

1 inch = 200 feet

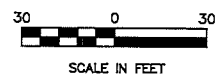
Date: 6/29/2020



**Zoning: PUD**

**LEGAL DESCRIPTION**

Lots 10-14, Block 2  
EDEN VALLEY DEVELOPMENT FOURTH ADDITION



**JONES HAUGH SMITH**  
Engineers + Surveyors  
415 West North Street Owatonna, MN 56001  
507-451-4598

DESIGNED: JHSS  
DRAWN: JHSS  
CHECKED: JHSS  
DATE: 8/1/2020  
FILE NO: 20-1038PP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*John H. Schulte V*  
John H. Schulte V  
License No. 44630 Dated: 8/11/2020

**CITY OF OWATONNA, MN**  
PUD AMENDMENT SKETCH  
LOT 10-14, BLOCK 2, EDEN VALLEY FOURTH ADDITION  
PLAN

SHEET  
1  
OF  
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