



Planning Commission Staff Report

To: City of Fergus Falls Planning Commission
Respectfully Submitted: Klara Beck, Community Development Manager
Date: February 16, 2024
Subject: Z-2024-1

REQUESTED ACTION

Recommend approval of the rezoning request for Parcel 71002500004063 (outlot A at 2008 COUNTY HIGHWAY 111) from R-1 to R-A.

GENERAL INFORMATION

Applicant	Alex and Megan Blondeau	Planning Commission Hearing	February 26, 2024
Property Owner	Alex and Megan Blondeau	City Council Meeting	March 4, 2024
Address	2008 COUNTY HIGHWAY 111	Application Date	February 6, 2024
Parcel Number(s)	71002500004063	60-Day Expiration Date	April 6, 2024
Zoning	R-1, One-Family Residence District		

BACKGROUND

Site Information & Current Conditions

The City of Fergus Falls has received a rezoning request for Parcel 71002500004063 from its current zoning classification of R-1 (Single Family Residential) to R-A (Residential Agricultural). The parcel in question is approximately 1.5 acres and is referenced as "Outlot A". Alex Blondeau and his wife Megan own Outlot A as well as parcel number 71002500004063 to the south, which is zoned R-A. Alex and Megan use both parcels as one property.

Parcel 71002500004063 was at one time intended to be a stormwater outlot for a proposed subdivision, but plans for that subdivision fell through. Alex and Megan have converted the outlot to native prairie plant species. They grow nursery stock on the land and would like to build a greenhouse.

Property in an R-1 zone cannot contain a stand-alone accessory structure like a greenhouse. Rezoning the parcel to R-A matches it to the zoning of their larger parcel containing their home and allows for the use of "Nurseries, landscape gardening and tree farms and greenhouses all for the growing of plants, but not to include retail sales" as specified in § 154.030(B)(3) of Fergus Falls City Code.

Adjacent Zoning

The area is a mixture of different densities, including R-A, R-1, R-2, and R-4.

Adjacent Uses

Adjacent uses are housing and/ or farming or recreation related.

Proposed Project

Alex and Megan grow nursery stock on the land for their small plant nursery business, Windflower Natives, and would like to build a greenhouse on Outlot A. This growing structure would not be a retail location open to the public.

Public Notification & Comments

A letter was mailed to property owners within 350 ft of the subject property and a notice was published in the Daily Journal on Feb 14, 2024.

PROPOSED FINDINGS

1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.
Surrounding land uses include both residential and agricultural properties.
Rezoning the former outlot from R-1 to R-A perpetuates a balanced integration of different land uses within the vicinity. Criteria Met.
2. Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions.
The city does not have a comprehensive plan.
3. Circumstances have changed since the original zoning that now justifies a change.
Parcel 71002500004063 was at one time intended to be subdivided into single-family parcels, which would have necessitated Parcel 71002991378024's use as a stormwater outlot. This plan was abandoned prior to sale to Alex and Megan. Alex and Megan have converted this land to native prairie species and would like to build a greenhouse on it. Rezoning outlot A to RA would allow for this use and make sense of the new circumstances under which outlot A now exists. Criteria Met.

RECOMMENDED ACTION

Approve the rezoning request for Parcel 71002500004063 (outlot A at 2008 COUNTY HIGHWAY 111) from R-1 to R-A and recommend approval to City Council.

ATTACHMENTS

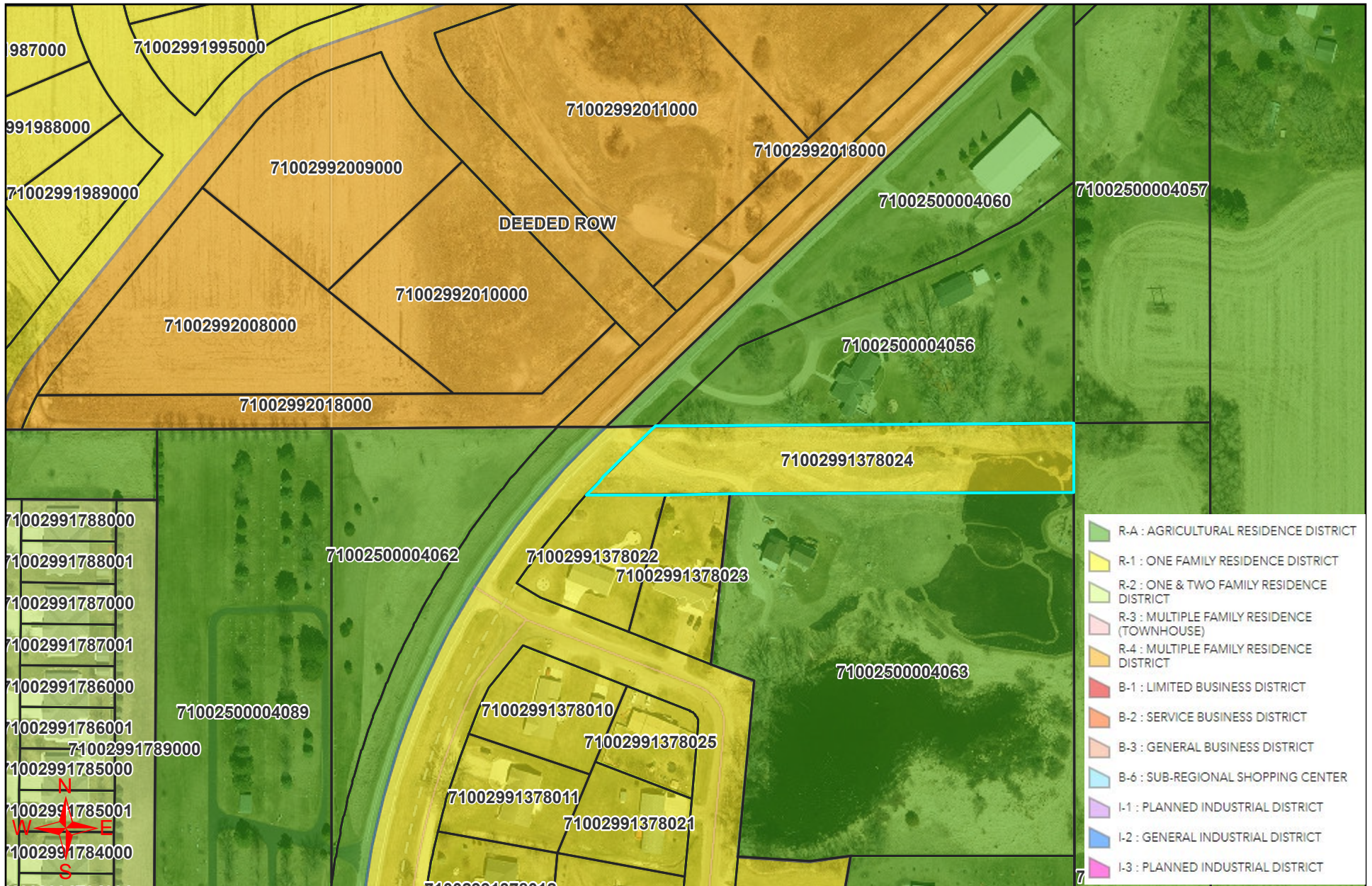
1. Context Map
2. Zoning Map
3. Application & Supporting Materials



0.06 0.03 1002000004068 0.06 mi

Not a legal document. For Reference Use Only. Accuracy is not guaranteed.





1:2,400

2008 COUNTY HIGHWAY 111 Zoning

This map has been compiled from information on file at the City of Fergus Falls Engineering Department. The City of Fergus Falls makes no representation and assumes no liability for errors, omissions, or inaccuracies contained on this map. This map should not be used for boundary survey information.



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: building.zoning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Zoning Amendment Application

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

4. Comprehensive Plan Designation: _____

5. Zoning Change Requested: Complete item 5a and/or 5b as appropriate for your application.

a. Zoning Map Change:

Existing Designation(s): _____

Proposed Designation(s): _____

b. Zoning Text Amendment: Identify which section of the City Code is to be amended and briefly describe how the text is to be changed in light of the intended project.

6. Reason for Zoning Change: In approving a request for rezoning a property or amending the zoning text, one or both of the following circumstances must be evident; indicate which of the

following best characterizes the reason that the intended use is not allowed by the existing zoning designation.

A mistake was made when the existing zoning text or map was approved.

Circumstances have changed since the original zoning that now justifies a change.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

b. Written Narrative: The narrative should describe in detail the nature of the intended use, why you believe the use is not permitted by the existing zoning, and how the use would be permitted under the proposed rezoning or zoning text amendment. Narratives should also state whether any additional land use applications (e.g., conditional use Permit or variance) would be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change.

c. Consultant Fees: Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis), the applicant shall be responsible for paying the entirety of those costs.

d. Other Information: In addition to the written narrative, including but not limited to, a full size site plan, topographic survey landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the Community Development Department.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: _____ *Date:* _____

Applicant: _____ *Date:* _____

Alex and Megan Blondeau
February 6th, 2024

PIN: 71002991378024
TOWNSHIP: 133
SECTION: 25
RANGE: 043
Outlot A

The designation of outlot A as R1 is a holdover from its prior association with the Deer Valley subdivision. It has been subject to a range of uses under this designation. It has been used as a hay meadow as well as the site of a black dirt mining operation. Alex Blondeau and his wife Megan now own this parcel as well as parcel number 71002500004063 to the south which is zoned RA. Parcel 71002500004063 was at one time intended to be further subdivided into additional single family parcels, but this plan was abandoned prior to its sale to Alex and Megan. Alex and Megan have converted this land to native prairie species and use both parcels as a single unit. They grow nursery stock on the land and would like to build a greenhouse on outlot A. This growing structure would not be a retail location. A structure of this type is currently forbidden under R1 zoning ordinance. Rezoning outlot A to RA would allow for this use and make sense of the new circumstances under which outlot A now exists. No further land use applications would be needed to accommodate this intended use.