



Planning Commission Staff Report

To: City of Fergus Falls Planning Commission
Respectfully Submitted: Klara Beck, Community Development Manager
Date: February 16, 2024
Subject: Z-2024-3

REQUESTED ACTION

Recommend approval of the rezoning request for parcels 71001990154005, 71001990154004, 71001990283000, and 71001990282001, which include the Fergus Falls Public Library and its parking lots at 205 Hampden Ave, from I-2 (General Industrial District) and R-2 (One- and Two-Family Residence District) to B-3 (General Business District).

GENERAL INFORMATION

Applicant	City of Fergus Falls	Planning Commission Hearing	February 26, 2024
Property Owner	City of Fergus Falls	City Council Meeting	March 4, 2024
Address	205 HAMPDEN AVE 71001990154005, 71001990154004, 71001990283000, 71001990282001.	Application Date	February 13, 2024
Parcel Number(s)		60-Day Expiration Date	April 13, 2024
Zoning	I-2 & R-2		

BACKGROUND

Site Information & Current Conditions

This is a city-initiated rezone to clean up zoning anomalies on the city’s zoning map and allow the library to be regulated under zoning guidelines that are more fitting for their location and intended purpose. It is not tied to any construction project or updates to the library property beyond the addition of signage indicating a native planting butterfly garden.

Parcels 71001990154005, 71001990154004, 71001990283000, and 71001990282001 make up the footprint of the Fergus Falls Public Library and its parking lots. Parcels 71001990154005 and 71001990282001 are zoned I-2. Parcels 71001990154004 and 71001990283000 are zoned R-2. The footprint of the building itself spreads across parcels 71001990154005 and 71001990154004, meaning the building spans two zones.

Adjacent Zoning

The city-owned Magnusson Park parcels across Cascade St are zoned B-3. The B-3 zone extends across Vernon Avenue to encompass sections of Lake Region Hospital Corporation’s property. A section of I-2 runs along the railroad tracks. Nearby neighborhoods are zoned R-2.

Adjacent Uses

Government/ recreation, healthcare, farm and food manufacturing industry, housing.

Proposed Project

Situating a property within a single designated zone provides clarity for both the building operators and regulatory authorities regarding the permitted uses, regulations, and standards applicable to the property, reducing confusion and ensuring consistency in compliance with zoning laws and regulations. Under the B-3 zoning designation, city signage regulations will accommodate the library's need for signage indicating the presence of a native planting butterfly garden in its parking lot. This allows the library to effectively communicate with visitors and enhance the aesthetic appeal and educational value of the site.

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 16, 2024.

PROPOSED FINDINGS

1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.

Rezoning the specified parcels from I-2 and R-2 to B-3 is a strategic decision that supports the library's mission, enhances community amenities, and supports sustainable practices within Fergus Falls. Rezoning aligns with a long-term vision for balanced growth and development while respecting the character of the surrounding neighborhoods. 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.

There are several instances on the city zoning map where it appears parcels of disparate zones changed hands and combined with other parcels into new property uses but the zoning map was not updated accordingly. Businesses or organizations operating within a single designated zone simplifies decision-making processes related to property use, construction, signage, parking, and other aspects of operation as they only need to adhere to the zoning requirements specific to that zone. Criteria Met.

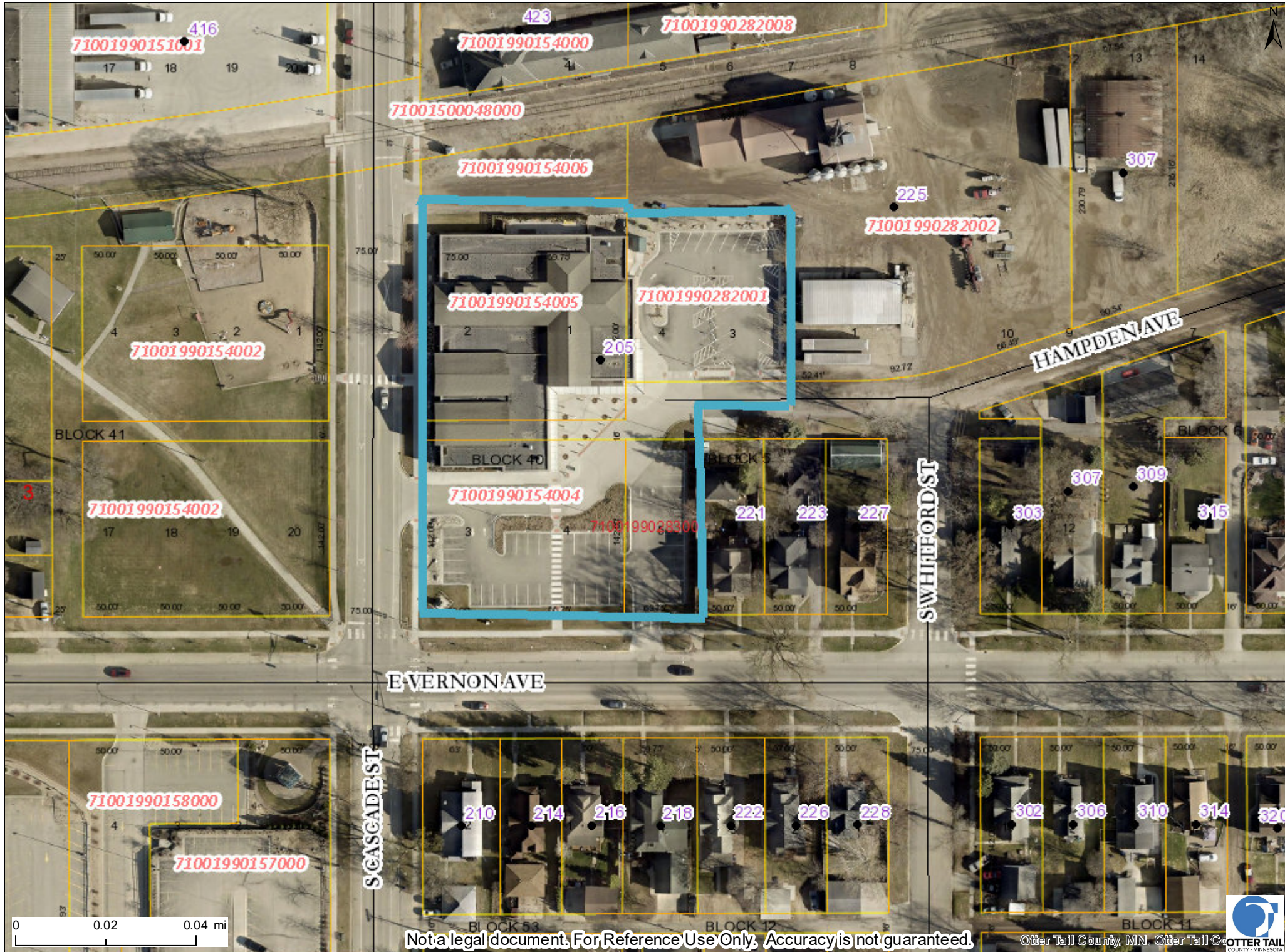
RECOMMENDED ACTION

Approve the rezoning request for parcels 71001990154005, 71001990154004, 71001990283000, and 71001990282001 from I-2 (General Industrial District) and R-2 (One- and Two-Family Residence District) to B-3 (General Business District) and recommend approval to City Council.

ATTACHMENTS

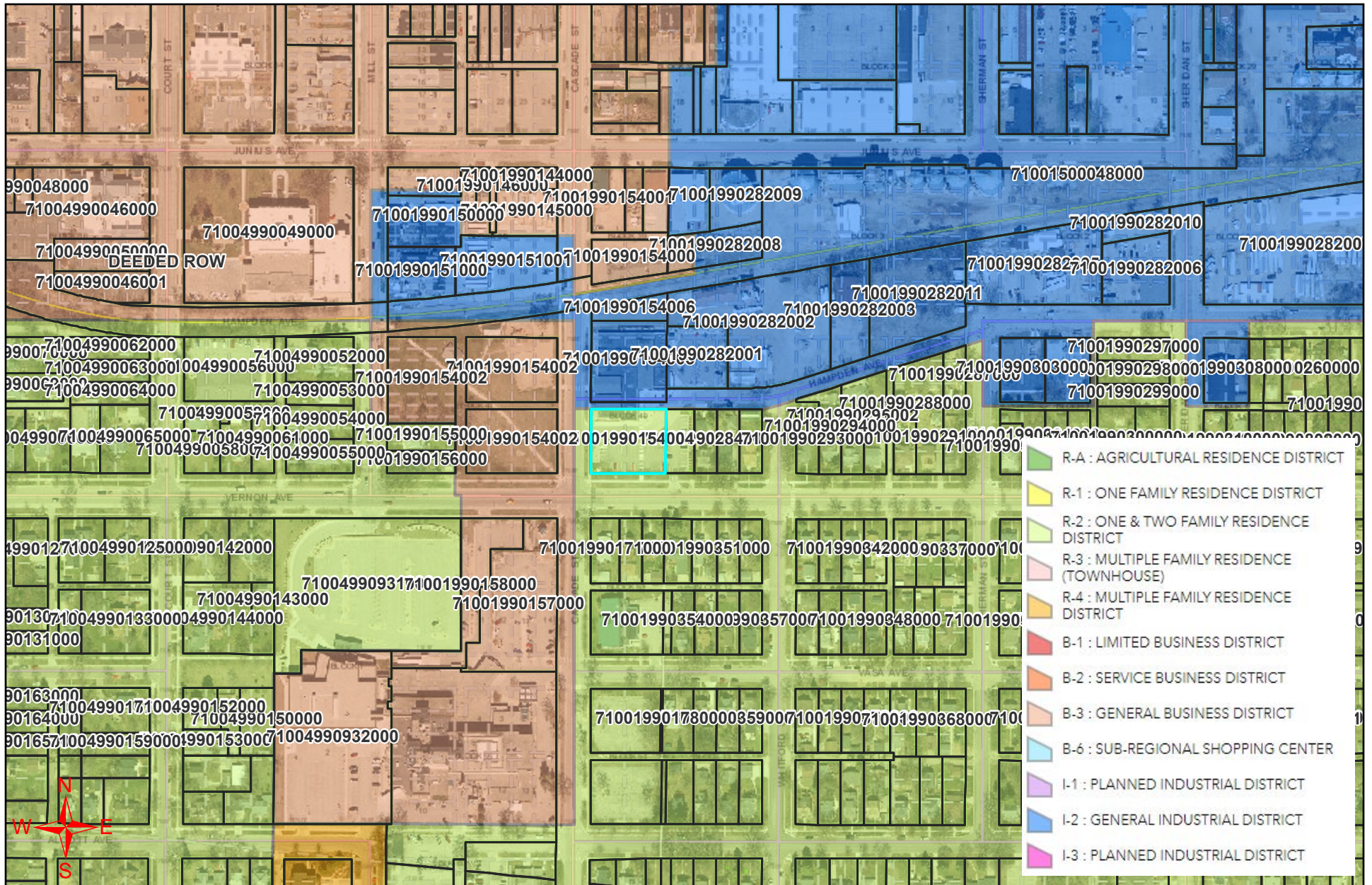
1. Context Map

2. Zoning Map
3. Application & Supporting Materials



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





- R-A : AGRICULTURAL RESIDENCE DISTRICT
- R-1 : ONE FAMILY RESIDENCE DISTRICT
- R-2 : ONE & TWO FAMILY RESIDENCE DISTRICT
- R-3 : MULTIPLE FAMILY RESIDENCE (TOWNHOUSE)
- R-4 : MULTIPLE FAMILY RESIDENCE DISTRICT
- B-1 : LIMITED BUSINESS DISTRICT
- B-2 : SERVICE BUSINESS DISTRICT
- B-3 : GENERAL BUSINESS DISTRICT
- B-6 : SUB-REGIONAL SHOPPING CENTER
- I-1 : PLANNED INDUSTRIAL DISTRICT
- I-2 : GENERAL INDUSTRIAL DISTRICT
- I-3 : PLANNED INDUSTRIAL DISTRICT



1:3,600

205 HAMPDEN AVE 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:* _____

Parcel Numbers & Legal Descriptions:

- 71001990154005
LOTS 1 & 2 BLK 40 ALSO DESC ASN 185' OF BLK 40 & VAC 1/2 HAMPDEN AVE ADJ (TENNIS COURT/LIBRARY SITE)
- 71001990154004
LOTS 3 & 4 BLK 40 (TENNIS COURT/LIBRARY SITE)
- 71001990283000
LOT 5 BLK 5
- 71001990282001
W 28.28' OF LOT 2, LOTS 3 & 4 BLK 5 ALSO DESC AS W 139.28' OF N 177' OF BLK 5 & VAC 1/2

As the Community Development Manager for the City of Fergus Falls, I recommend rezoning parcels 71001990154005, 71001990154004, 71001990283000, and 71001990282001, which include the Fergus Falls Public Library and its parking lots, from I-2 (General Industrial District) and R-2 (Medium Density Residential District) to B-3 (General Business District).

The Fergus Falls Public Library serves as a vital community asset, providing educational resources, cultural enrichment, and recreational opportunities to residents. By rezoning the parcels to B-3, the city can facilitate the library's ability to enhance its facilities and services. Rezoning these parcels to B-3 will continue to align the zoning with the surrounding area and ensures the library and its amenities are regulated under zoning guidelines that are more fitting for their location and intended purposes.

Under the B-3 zoning designation, the city can accommodate the library's need for signage indicating the presence of a butterfly garden in its parking lot. This allows the library to effectively communicate with visitors and enhance the aesthetic appeal and educational value of the site. Promoting initiatives like the butterfly garden aligns with broader community goals related to environmental sustainability and responsible land use practices.

Rezoning the specified parcels from I-2 and R-2 to B-3 is a strategic decision that supports the library's mission, enhances community amenities, and fosters sustainable practices within Fergus Falls. This rezoning aligns with the city's long-term vision for balanced growth and development while respecting the character of the surrounding neighborhoods.

Sincerely,

A handwritten signature in black ink that reads "Klara Beck". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Klara Beck
Community Development Manager
City of Fergus Falls