



# 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 801 W STANTON AVE from I-2 GENERAL INDUSTRIAL DISTRICT to R-4 MULTIPLE-FAMILY RESIDENCE DISTRICT.

## GENERAL INFORMATION

<b>Applicant</b>	City of Fergus Falls	<b>Planning Commission Hearing</b>	February 26, 2024
<b>Property Owner</b>	MARK A & BRENDA CHRISTOPHERSON	<b>City Council Meeting</b>	March 4, 2024
<b>Address</b>	801 W STANTON AVE	<b>Application Date</b>	February 13, 2024
<b>Parcel Number(s)</b>	71003500006000	<b>60-Day Expiration Date</b>	April 13, 2024
<b>Zoning</b>	I-2		

## BACKGROUND

### Site Information & Current Conditions

This city-initiated rezone aims to harmonize an opportunity site with the [City of Fergus Falls' Downtown Riverfront Master Plan](#). 801 W Stanton Ave, currently a blighted I-2 General Industrial District, resides within a residential neighborhood adjacent to well-maintained businesses. Situated across the railroad tracks from the Port Authority-owned Dairy Property (rezoned R-4 in 2022), both properties await residential redevelopment in prime locations along the river.

### Adjacent Zoning

R-4, R-2, I-2, B-2

### Adjacent Uses

Housing, business expansion area.

### Proposed Project

801 W Stanton Ave is currently in an I-2 General Industrial District. This designation is not conducive to the present needs and development goals of the city. The City of Fergus Falls has therefore secured a \$640,250 grant from DEED's Community Energy Transition Grant program to acquire the property at 801 W Stanton Ave. The grant includes provisions for the demolition of existing structures and the cleanup of environmental hazards on the site and presents a valuable opportunity to repurpose the land for a more beneficial and community-oriented use as workforce housing.

Major employers in Fergus Falls have reported a growing demand for workforce housing. Many individuals who work or want to work in the city struggle to find affordable housing options. By rezoning 801 W Stanton Ave to R-4, the city can create an opportunity to address this pressing need.

### **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**

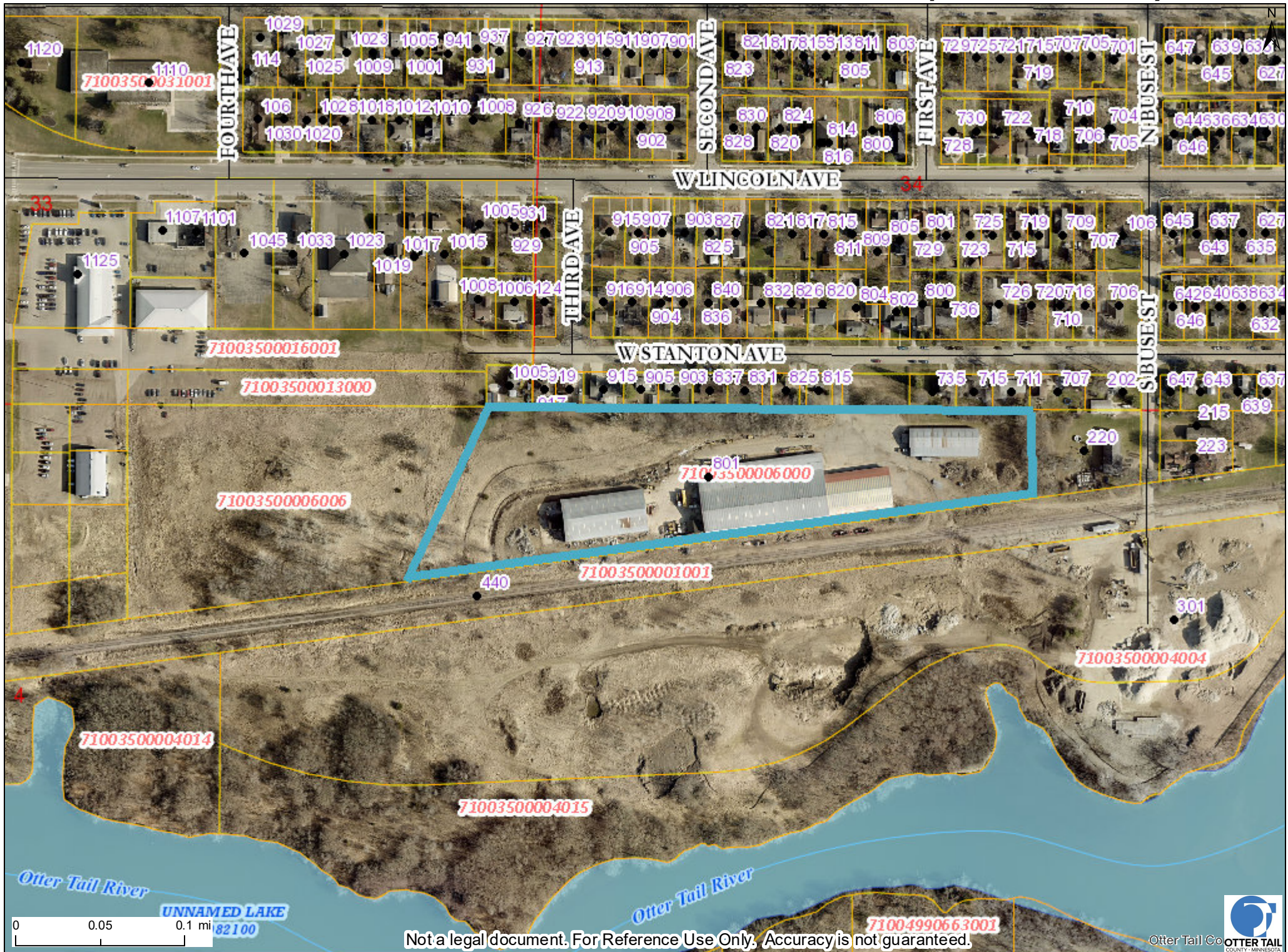
1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.  
Converting the blighted industrial site into a residential use will contribute to the revitalization of the surrounding neighborhood. It will attract residents, stimulate local businesses by growing workforce and client base, and improve the overall aesthetic appeal of the area. 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.  
The rezone of 801 W Stanton Ave to an R-4 site for workforce housing represents a significant opportunity for the City of Fergus Falls to address blight, provide much-needed housing, and contribute to community revitalization. Following the cleanup and rezoning of the dairy site, a compatible rezoning of 801 W Stanton Ave from I-2 to R-4 aligns with the city's goals of revitalizing blighted areas and addressing the need for affordable housing for the workforce. Criteria Met.

## **RECOMMENDED ACTION**

Approve the rezoning request for 801 W STANTON AVE from I-2 GENERAL INDUSTRIAL DISTRICT to R-4 MULTIPLE-FAMILY RESIDENCE DISTRICT and recommend approval to City Council.

## **ATTACHMENTS**

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

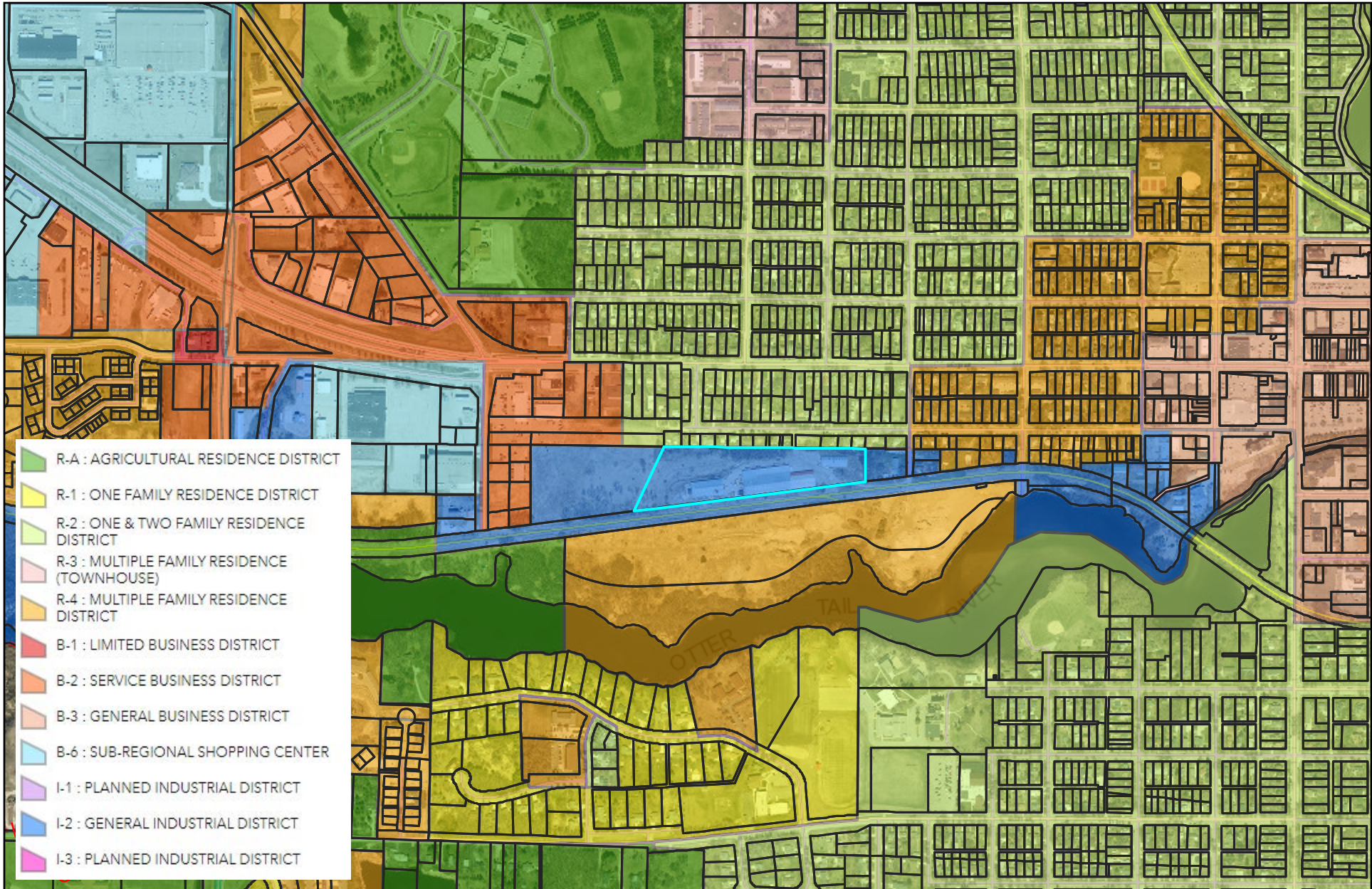


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## 801 W STANTON AVE Zoning



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: [building.zoning@ci.fergus-falls.mn.us](mailto:building.zoning@ci.fergus-falls.mn.us)

[www.ci.fergus-falls.mn.us](http://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.

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### 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 Number & Legal Description:

71003500006000

G L 2 & 3 N OF RR R/W & E OF LOT 11 BLK 8 EX TR HILL & TODD'S ADDN & EX TR

As Community Development Manager, I recommend approval of the rezone request for 801 W Stanton Ave from an I-2 industrial site to an R-4 site suitable for workforce housing. This proposal aligns with the city's goals of revitalizing blighted areas and addressing the need for affordable housing for the workforce.

801 W Stanton Ave currently stands as a blighted I-2 industrial site. This designation is not conducive to the present needs and development goals of the city. The site has remained underutilized and does not contribute positively to the surrounding community. The rezone of 801 W Stanton Ave to an R-4 site for workforce housing represents a significant opportunity for the City of Fergus Falls to address blight, provide space for much-needed housing, and contribute to community revitalization. No other land use applications are necessary to accommodate future intended use.

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