

RICE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT MEMORANDUM

TO: Planning Commission
 FROM: Trent Mccorkell, Rice County Zoning Administrator
 HEARING DATE: September 7, 2017
 SUBJECT: Schulz – Waiver of Plat, TDR

SUMMARY OF THE APPLICATION

Leonard Schulz has applied for a Waiver of Plat to create a building site through the use of a Transfer Development Right (TDR). Both the sending and receiving properties are owned by the applicant.

Application Data

APPLICANT: Leonard Schulz

LOCATION: TDR receiving property - Part of the SE1/4 of the SW1/4 of Section 12, Cannon City Township, Rice County, Minnesota. The PID#: 11.12.3.75.002.

TDR sending property - The SW1/4 of the NE1/4, Section 36, Cannon City Township, Rice County, Minnesota. PID#: 11.36.1.25.001.

ZONING: A, Agricultural

Lot Area/Dimensions

	Lot Area	Lot Width	Lot Depth	¼ ¼ CERs
Proposed TDR receiving parcel	2.5-acres	308-ft	352-ft	93
Current parcel	37-acres approx.	>50-ft	>50-ft	93
TDR sending site	40-acres approx	1320-ft approx.	1320-ft approx	78
Requirements for TDR receiving Parcels	Min 1.0-acre to Max 2.5-acres	50-ft Minimum	N/A	N/A

Location

The receiving subject site is located on the south side of 170th St E (County Road 29), approximately 3.75-miles Northeast of Faribault.

Septic System

Septic boring locations were identified.

Roads and Access

An existing shared driveway off of 170th St E is proposed for access.

Existing Site Conditions

Photos of the property will be provided at the meeting

Applicable Zoning Ordinance Sections

Sections 509.04, 520, 521 and 523

If approved, conditions might include:

1. The new 2.5-acre Transfer Development Right (TDR) receiving parcel shall contain one single family dwelling.
2. Any new construction on the parcels is to adhere to all Rice County codes and ordinances.
3. Signed conservation easements for the sending area shall be recorded with the Rice County Recorder prior to recording of the new parcel.
4. The remaining parcel(s) shall not be further subdivided unless approved under the Rice County subdivision regulations.
5. In-lieu park dedication fee of \$500 shall be paid prior to recording of the new TDR receiving parcel.
6. Recording of the TDR receiving parcel shall be done within one year of the approval.