

**RICE COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
MEMORANDUM**

TO: Planning Commission
FROM: Trent Mccorkell, Rice County Zoning Administrator
HEARING DATE: September 7, 2017
SUBJECT: Preliminary Plat - McDonough

SUMMARY OF THE APPLICATION

Tom McDonough has applied for approval of a three lot preliminary plat. The property currently consists of two parcels. The remaining property will be platted as an outlot for future development. At this time a new dead-end roadway will be platted between Blocks 1 and 2. Future roadway plans are shown to include an extension of that roadway south along the west edge of Block 1 and reconnecting with Acorn Trail.

Application Data

APPLICANT: Tom McDonough

LOCATION: Part of the SE 1/4 of Section 1, Wells Township, Rice County, Minnesota. The property addresses are 15620, 15760, 15770 and 15780 Acorn Trl, Faribault, MN 55021. PID#: 10.01.4.25.002 and 10.01.4.25.003.

ZONING: URI, Urban Reserve Industrial

Lot Area/Dimensions

	Lot Area	Lot width
Current Parcel(s)	15.7 and 80-acres.	>700-ft
Proposed Lot 1, Block 1	13.4-acres	>500-ft
Proposed Lot 2, Block 1	13.45-acres	>600-ft
Proposed Lot 1, Block 2	21.88-acres	>600-ft
Requirements	2.5-acres	100-ft

Location

The subject property is located on the west side of Acorn Trail, approximately 0.75-mile north of Faribault.

Septic System

Septic information has not been submitted with the preliminary plat but will be required with the final plat submittal.

Roads and Access

The site is accessed by driveways from Acorn Trail (County Road 76). The current driveway between Blocks 1 and 2 will be converted into a public roadway. The roadway will be the access for Block 2 and the remaining outlot. Lots 1, 2 of Block 1 will continue to utilize existing driveways off of Acorn Trail for access.

Existing Site Conditions

Photos of the property will be presented at the meeting.

APPLICABLE ZONING ORDINANCE SECTIONS

Sections 516 and 523.

If approved, conditions might include:

1. Final plat shall be submitted for approval within six months of preliminary plat approval.
2. A development agreement addressing all public improvements shall be submitted with the final plat application.
3. Information showing septic system compliance and replacement areas on each lot shall be submitted with the final plat.