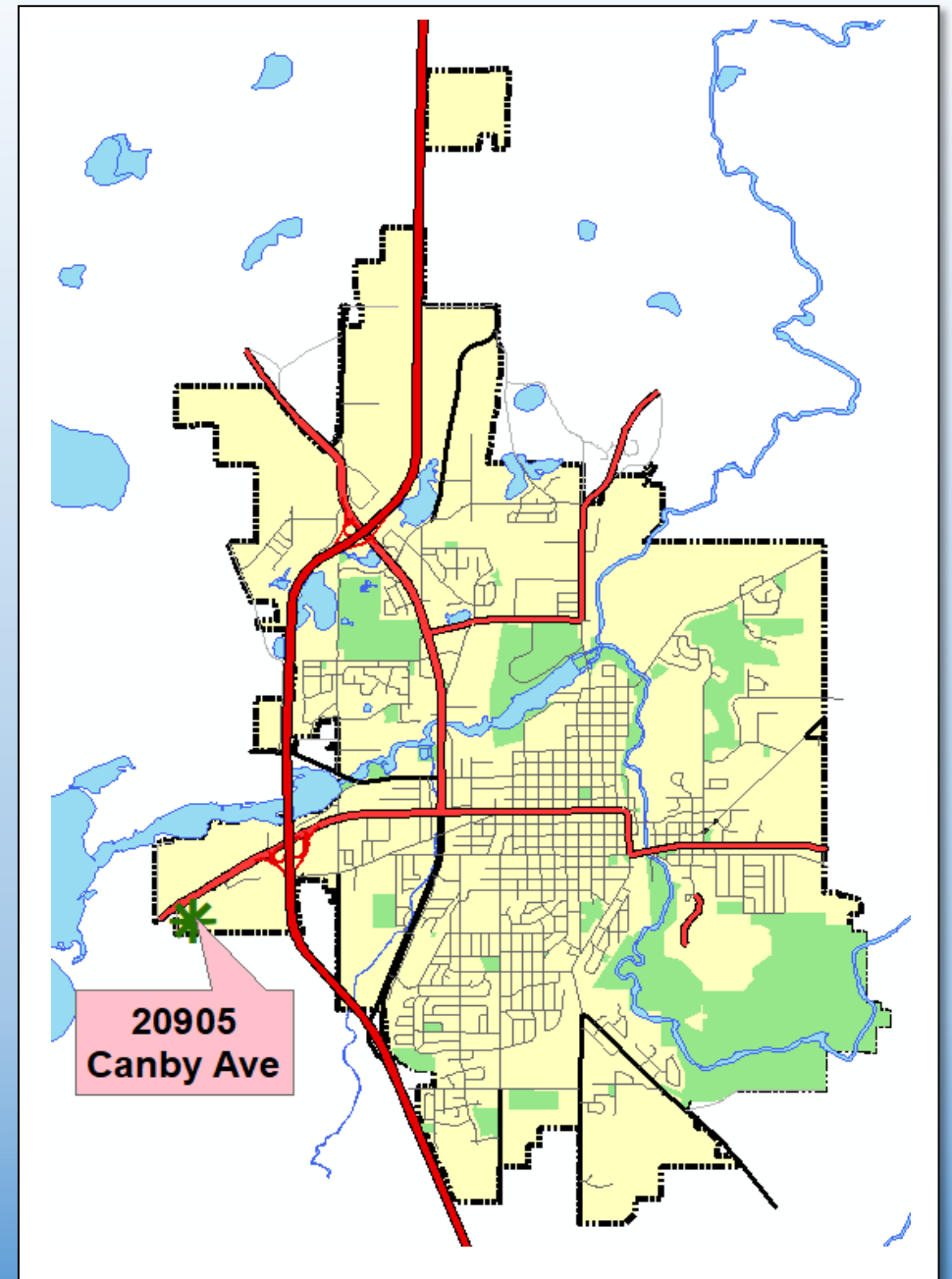


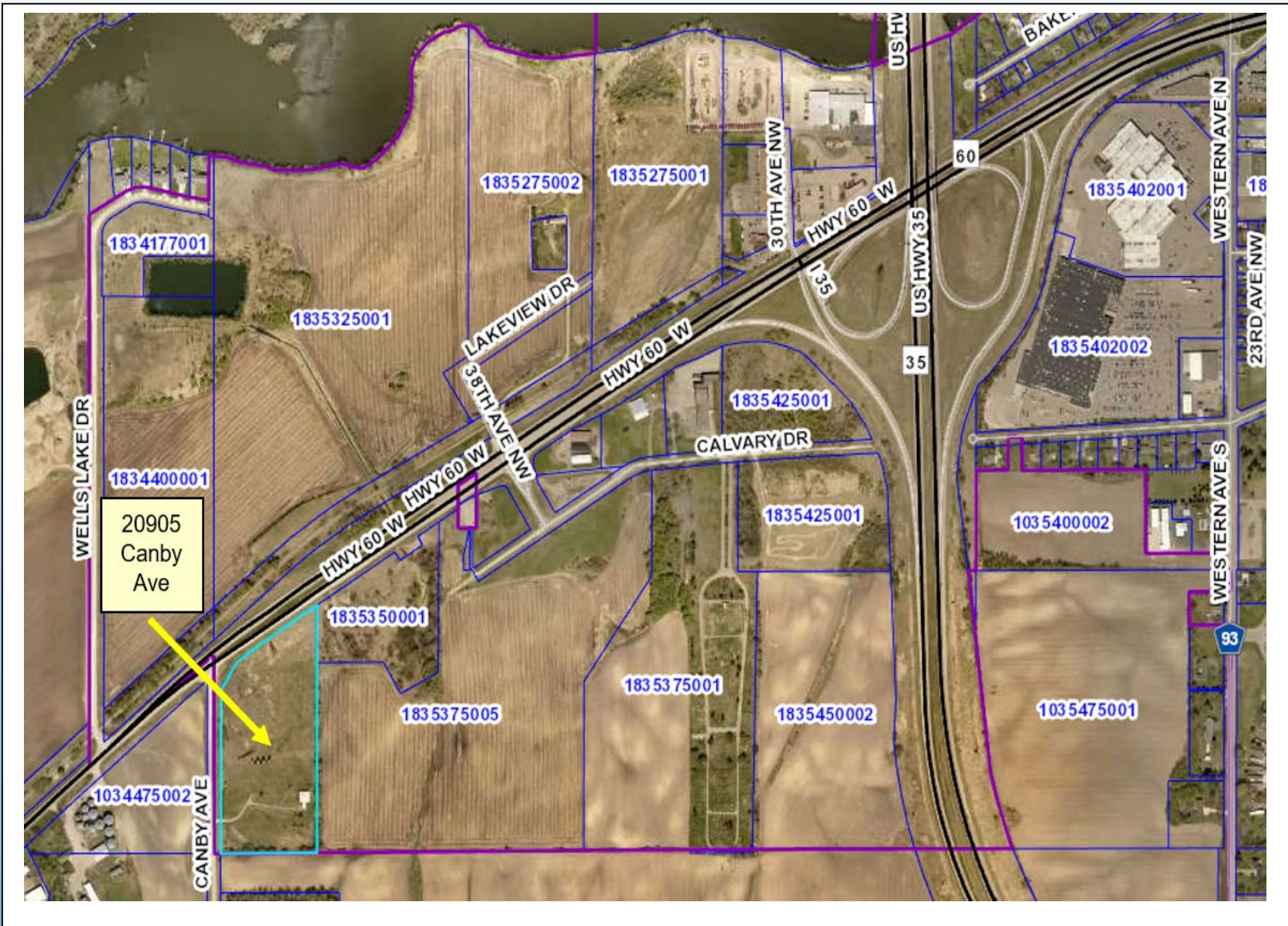


Public Hearing Item 3B

**Rezoning and Conditional
Use Permit Requests to
allow Construction of a
Single-Family Residence
at 20905 Canby Avenue**

Applicant: Blake Matejcek
Owner: Paul T. Matejcek



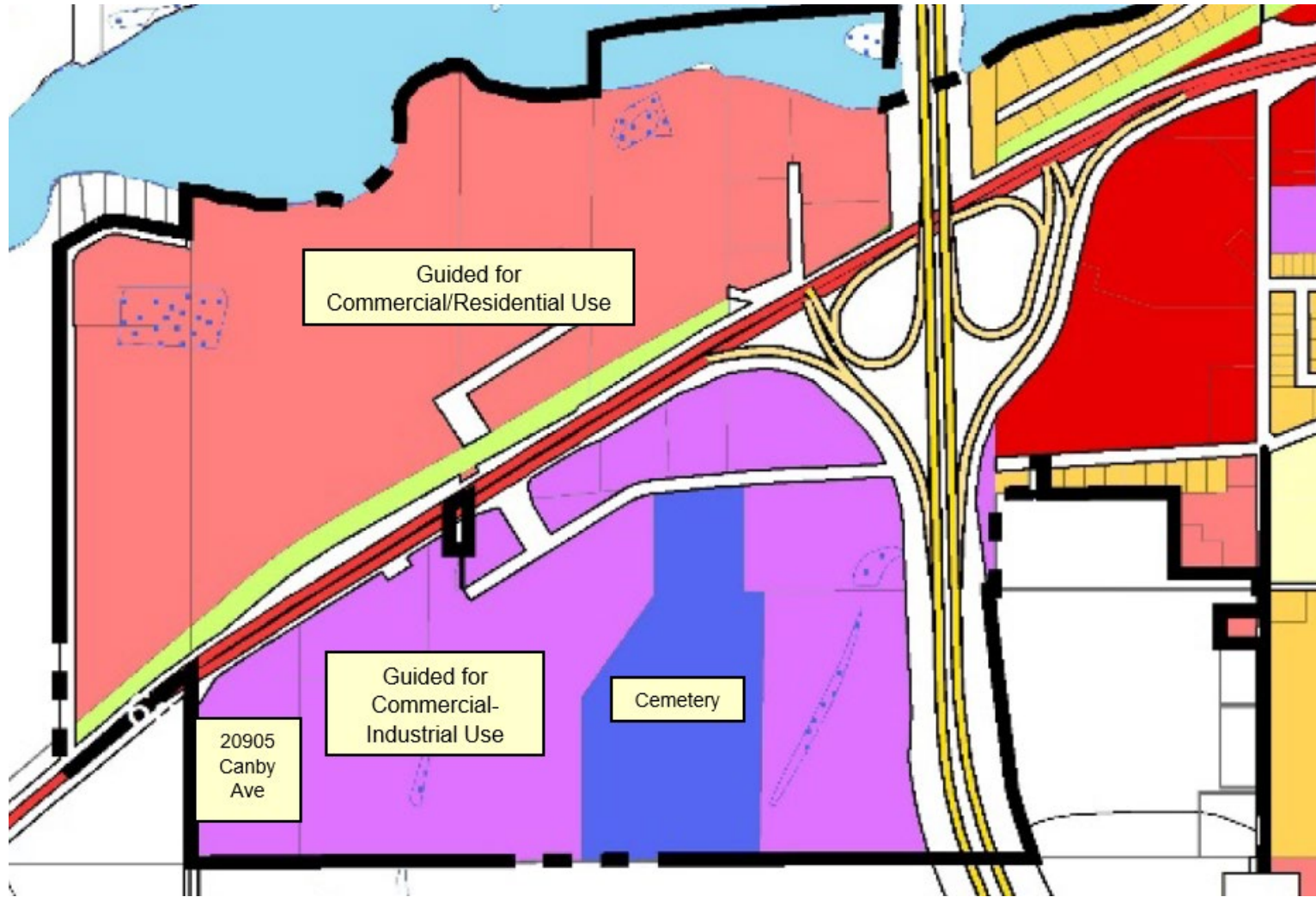


- Early 2000s, City prepared for major commercial development in the area
- Annexed in 2008

Small Town Pride – Big City Opportunities!



**City of
Faribault**



- 2003 Comp Plan guided area for commercial use
- Journey to 2040 Comp Plan guided subject property for commercial / industrial mix



- Purchased by Matejcek in 1999 with intent of constructing a house – driveway and pole building built in 1999

Rezoning Considerations

- Typically, annexed land is zoned TUD, Transitional Urban Development until the future use is clear – the subject property was zoned C-2, Highway Commercial
- TUD zoning would not be in conflict with the Land Use Plan
- Existing accessory structure is consistent with the TUD district
- Existing septic and well can accommodate the proposed house
- Existing billboard could continue as a nonconforming billboard until the property is rezoned for commercial or industrial



Conditional Use Permit Considerations

- Whether property remains in C-2 or is rezoned to TUD, a single-family residence requires a conditional use permit
- Single-family residence would not adversely affect neighboring properties
- Premature to extend municipal and water to the property – compliant septic system will be verified
- May take many years before the site is ready for commercial/industrial development – proposed single-family residence would not prevent future transition to commercial or industrial use



Recommended Actions

- Development Review Committee did not object to the Applicant's requests
- With a 6-0 vote, the Planning Commission recommended the following:
 1. Approve Ordinance 2021-2 Rezone 20905 Canby Avenue from C-2, Highway Commercial to TUD, Transitional Urban Development; and
 2. Approve Resolution 2021-066 Approve Conditional Use Permit to Allow Construction of a Single-Family Residence at 20905 Canby Avenue

