

08-02-2021

**PLANNING COMMISSION MEETING
SUPPLEMENTAL PACKET**

Applicant(s):

KRISTA: STEVE DORGAN

Phone:

612.501.4228 612.501.4160

Mailing Address:

4723 PARSONS COURT SOUTH

Property Address for variance:

3185 ST. CROIX TRAIL SOUTH

Variance request description:

IT IS REQUESTED THAT FRONT-SIDE YARD SETBACKS BE REDUCED TO 10 FEET FROM SIDEWALK AND MAXIMUM SIDE COVERAGE BE INCREASED TO 11,000 SF OR 49% OF LOT SIZE.

City Ordinance Section number(s), that variance is requested for:

12-132

Answer the following questions to the best of your ability - based on the criteria found in section 12-77 of Afton's Code (Land Use, Appeals and Variances). Completing this questionnaire will help the Planning Commission and the City of Afton evaluate your application in light of the requirements of Afton's Variance Ordinance. It does not guarantee that your variance request will be approved. If needed use a separate page.

Background: This questionnaire is designed to help you and the City of Afton determine whether a variance should be granted. Please consult with the City Administrator who can help you with your variance application and explain the Variance Ordinance to you. The City Administrator will work with you to ensure that the variance you request is the minimum variance required to provide the same rights commonly enjoyed by other properties in the same zoning district. Because of special provisions for certain types of construction, the City Administrator will also determine whether the property is in the Flood Plain District. There are also special provisions for earth-sheltered construction.

Criteria #1 The requested use, must be a reasonable use in order to receive a variance. **Applicant -**

Please explain why the proposed use which requires a variance is a reasonable use for this property?

THE REQUESTED SETBACK AND MAXIMUM SIDE COVERAGE ARE REASONABLE IN THAT THEY BOTH WOULD MATCH THE SETBACK AND COVERAGE OF SURROUNDING ADJACENT BUSINESS STRUCTURES IN THE VHS-COMMERCIAL DISTRICT.

Criteria #2 Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size, shape, topography, or other circumstances over which the property owner, since enactment of this Ordinance, have had no control. **Applicant -** What exceptional or extraordinary circumstances related to the property do not apply generally to other properties in the same zone or vicinity? Extraordinary circumstances would include lot size, irregular lot shape or topography. Are there other circumstances over which you, as the property owner, have no control?

Explain? MOST EXISTING BUSINESSES WERE CONSTRUCTED BEFORE THE SETBACK AND MAXIMUM COVERAGE ORDINANCES WERE WRITTEN. IN ORDER TO PROVIDE THE PROPOSED SERVICES AND PROVIDE OFF-STREET PARKING MORE THAN 20% OF LOT IS REQUIRED TO BUILD. IN ADDITION, CURRENT BUSINESSES FOLLOW THE SAME SETBACK LINE THAT WE ARE REQUESTING AND WE BELIEVE IT IS BENEFICIAL TO PROVIDE A CONSISTENT LOOK ALONG THE BUSINESS FRONTS.

Criteria #3 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Applicant - How does the literal interpretation of the provisions of the Afton ordinance (from which you are requesting a variance) deprive you of rights commonly enjoyed by other properties in the same zoning district? Explain:

SEE PREVIOUS RESPONSES - CURRENT BUSINESSES HAVE SIMILAR SETBACKS AND LOT COVERAGE AS WE ARE REQUESTING.

Criteria #4 The special conditions or circumstances do not result from actions of the applicant.

Applicant - How did these exceptional circumstances related to the property come about? Did actions by you create these circumstances? Explain:

NO - PROWANCERS WERE WRITTEN AFTER THE INTEREST OF BUSINESSES IN THE VHS DISTRICT WERE ALREADY CONSTRUCTED.

Criteria #5 That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

Applicant - Will the granting of the requested variance confer on you, the applicant, any special privilege that is denied by this ordinance to owners of other lands, structures, or buildings in the same zoning district? Explain:

NOT THAT WE ARE AWARE OF

Criteria #6 The variance requested is the minimum variance which would alleviate the hardship.

Applicant - Is the variance you are requesting the minimum variance which would alleviate the practical difficulty or hardship for your property? Explain:

YES - MINIMUM BUILDABLE LOT AREA - SETBACKS ARE REQUESTED.

Criteria #7 The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone. **Applicant (Optional)** - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? How would the use of the property, if allowed by the variance, affect other properties in the vicinity?

Explain: WE FEEL THAT THE REQUESTED VARIANCES WILL MAKE OUR BUSINESS MORE CONSISTENT WITH OTHER PROPERTIES IN THE SAME ZONE - NOT LESS

Criteria #8 Economic conditions or circumstances alone shall not be considered in the granting of a consistent variance request if a reasonable use of the property exists under the terms of the ordinance. **Applicant** - Is the requested variance for economic reasons?

Explain: NO

Criteria #9 In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law. **Applicant (optional), PC** - Is the property in a Flood Plain District? Yes No

Criteria #10 Variances shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance. **Applicant** - Is the variance for earth-sheltered construction? Yes No

ADDITIONAL CRITERIA THAT MAY BE CONSIDERED BY THE PLANNING COMMISSION (PC) AND/OR CITY COUNCIL(CC)- Applicant responses to criteria #11 and criteria #12 are optional.

Criteria #11 Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance. **Applicant (Optional), PC** - Is the requested variance in harmony with the Afton ordinances and code? How will this variance if granted (and the proposed use of the property allowed) affect the essential character of the area?

Explain: WE FEEL THAT THE VARIANCES REQUESTED WILL MAKE OUR PROPOSED CONSTRUCTION MORE CONSISTENT WITH THE ESSENTIAL CHARACTER OF AFTON, NOT LESS.

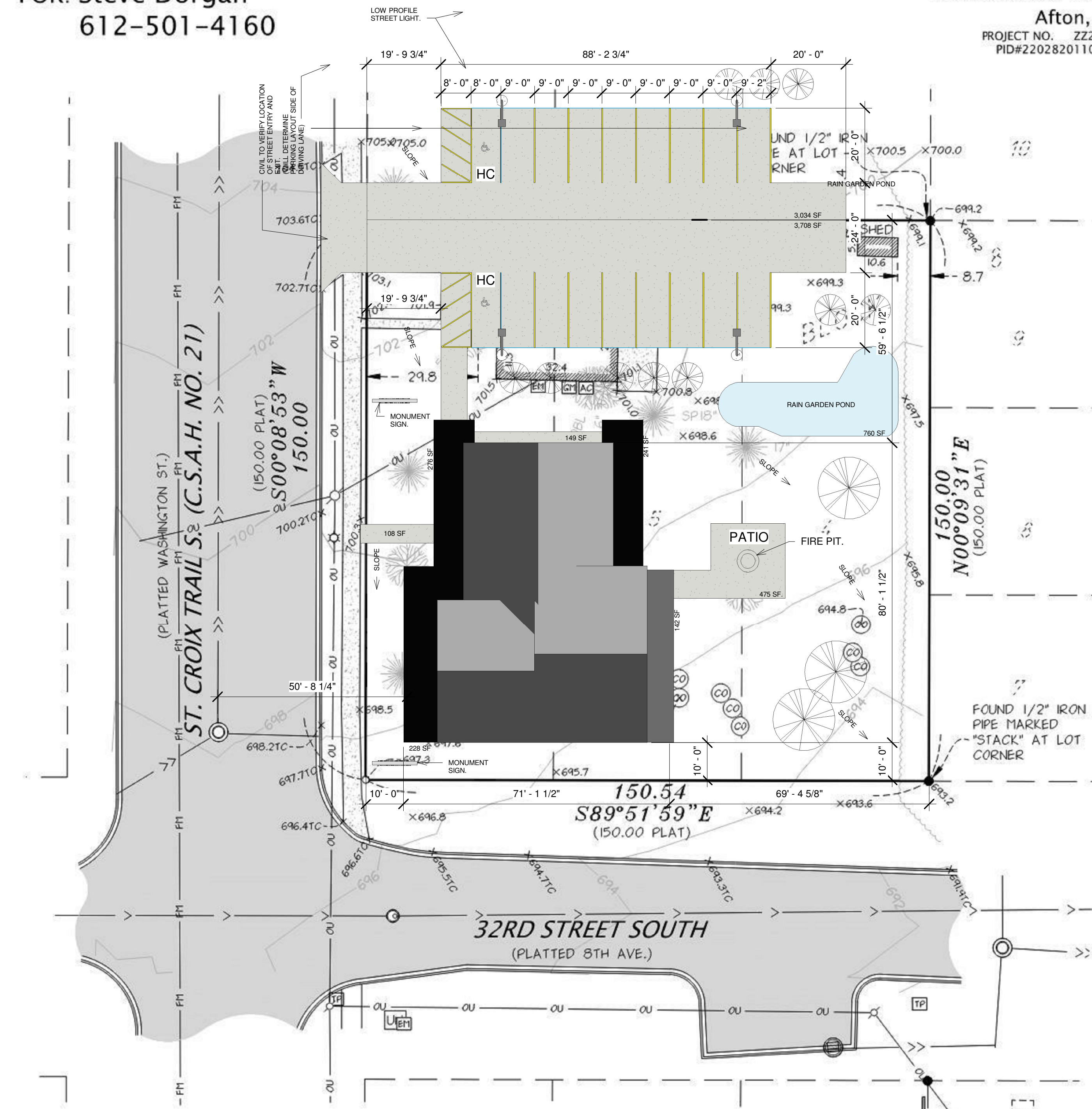
Criteria #12 Variances shall only be permitted when they are in harmony with the general purposes and intent of the Afton Comprehensive Plan. **Applicant (Optional), PC** - Is the requested variance in harmony with the Afton comprehensive plan?

Explain: YES - THE AFTON COMPREHENSIVE PLAN DESCRIBES AFTON AS A SPECIAL PLACE THAT HAS A UNIQUE RURAL VILLAGE ATMOSPHERE - A SANCTUARY THAT HAS MANY ATTRACTED TO THE CITY AND CHARACTER OF THE CITY. THE PLAN DESCRIBES AFTON AS A UNIQUE DESTINATION EXPERIENCE - WITH BUSINESSES THAT ARE FOCUSED ON PROVIDING SPECIALTY SERVICES; A DESTINATION PLACE FOR TOURISTS. THE PLAN SITES THE IMPORTANCE OF MAINTAINING THE HISTORICAL CHARACTER OF THE OLD VILLAGE WHILE PROTECTING THE GROUND WATER, SURFACE WATER, & GROUNDWATER RECHARGE. WE BELIEVE THAT A CENTER FOR ARTS AND HEALING THAT FOCUSES ON CREATIVITY AND WELLNESS WOULD BE AN EXCELLENT ADDITION TO THE AFTON VISION OF UNIQUE TOURIST DESTINATION EXPERIENCES. WE PLAN TO WORK TO CREATE THE BEST PLAN TO MANAGE RUNOFF AND PROTECT AFTON'S GROUNDWATER, RIVER WATER, AND SURROUNDING ENVIRONMENT.

AFTON CENTER FOR ARTS & HEALING

FOR: Steve Dorgan
612-501-4160

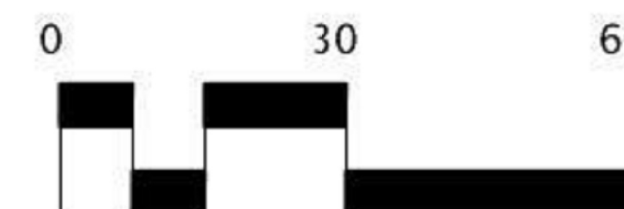
3185 St. Croix Trail S.
Afton, MN
PROJECT NO. ZZ20590
PID#2202820110006



- SURVEY NOTES:**
1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE. NAD 88
 2. UNDERGROUND UTILITIES NOT SHOWN OR LOCATED.
 3. FEMA FLOOD ELEVATION APPROXIMATELY 692.0.

EXISTING AREAS
(IN SQ.FT.)
HOUSE = 1,180
SHED = 131
SHED = 54
SIDEWALK = 367
DRIVEWAY = 478
TOTAL = 2,210

LOT AREA = 22,584 SQ.FT. / 9.8%



SURVEY PROVIDED BY CORNERSTONE LAND SURVEYING, INC., STILLWATER, MINNESOTA.

1 SITE PLAN
1" = 20'-0"

LOT AREA = 22,584 SF TOTAL LOT SIZE
BUILDING + PATIO + SIDEWALKS = 5,671
(building footprint = 4,045)
PARKING + DRIVEWAY = 4,649
10,320 SF IMPERVIOUS (46%)

Sheet List -A-	
Sheet Number	Sheet Name
A1	SITE PLAN
A2	FIRST & SECOND FLOOR PLANS
A3	ELEVATIONS
A4	MASS MODEL 07/09/21

GRUBE ARCHITECTS

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review:
7/29/2021

AFTON CENTER FOR ARTS & HEALING

AFTON MINNESOTA

ISSUE DATE:
07/09/21

Revisions

PROJECT NUMBER: 21003
ISSUED: 07/09/2021
DRAWN BY: klg
CHECKED BY: klg
FILENAME: Afton Retreat

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