

**JAMES & MARY KUHL
STAFF REPORT**

September 28, 2015

Rockville Planning Commission; City Council

Re: Re-Zoning, Subdivision Requests
76.41624.0200: Owners: James & Mary Kuhl
Property Address: 8535 Ahles Road, St. Cloud, MN 56301

Variance(s) Requested:

1. 1st request is to re-zone 19.73 acres of property to R-R – Rural Residential
2. 2nd request is split this 20 acres from a parcel that contains 97.54 acres.
3. 3rd request is to do an administrative split of 40.44 acres to Marla Honer (adjoining property owner). This can't be built upon unless platted.

Construction Requests:

1. Split off the 19.73 acres to allow the house/shed to remain in use.

Relevant Information:

1. Property contains 137.98 acres more or less.
2. 13 notices of public hearing were sent out.
3. This property is zoned Ag-40.
4. The owners are looking to move south and sell their property.
5. John & Marla Honer wish to purchase 40.00 acres and attach it to their adjoining property.
6. Part of the remaining property is in a conservation easement purchased by US Fish & Wildlife Service so this is protected wetlands. Any new owner would need to know this before they purchase it.

Recommendation:

1. This is a 3 piece request so I think the Administrative plat would need to be approved first.

Submitted by:
Rena Weber
Zoning Administrator

Kuhl.2015