

## CITY OF ST. AUGUSTA MEMORANDUM

To: Honorable Mayor and City Council Members  
Planning Commission Members

From: Bill McCabe, City Clerk/Administrator

Date: March 26, 2024

**Request: Request for a rezoning.**

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### GENERAL INFORMATION

Applicant/Owner: Quad Holdings

Project Location: The SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  (SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) and the West Half of the SW  $\frac{1}{4}$  (W  $\frac{1}{2}$  SW  $\frac{1}{4}$ ) of Section 17, Township 123, Range 28, Stearns County, Minnesota.

Existing Land Use /  
Zoning: Agricultural/A-1, General Agricultural District

Surrounding Land Use/  
Zoning: North: Residential/R-1 Suburban Residential District  
East: Residential/R-1 Suburban Residential District  
South: Agricultural/A-1 General Agricultural District  
West: Agricultural/A-1 General Agricultural District

Comprehensive Plan: The St. Augusta (2001) Comprehensive Plan guides this property for low density residential uses.

Deadline for Agency Action:	Application Date:	3/6/2024
	60 Days:	5/5/2024
	Extension Letter Mailed:	N/A
	120 Days:	7/3/2024

### REQUESTED ACTION

The Applicant, Quad Holding, LLC, has requested a rezoning of their property from A-1, General Agricultural District to I-1, Limited Industrial District. This has presented a 20 Lot Concept for a limited industrial park to be developed in phases.

### ORDINANCE AUTHORITY

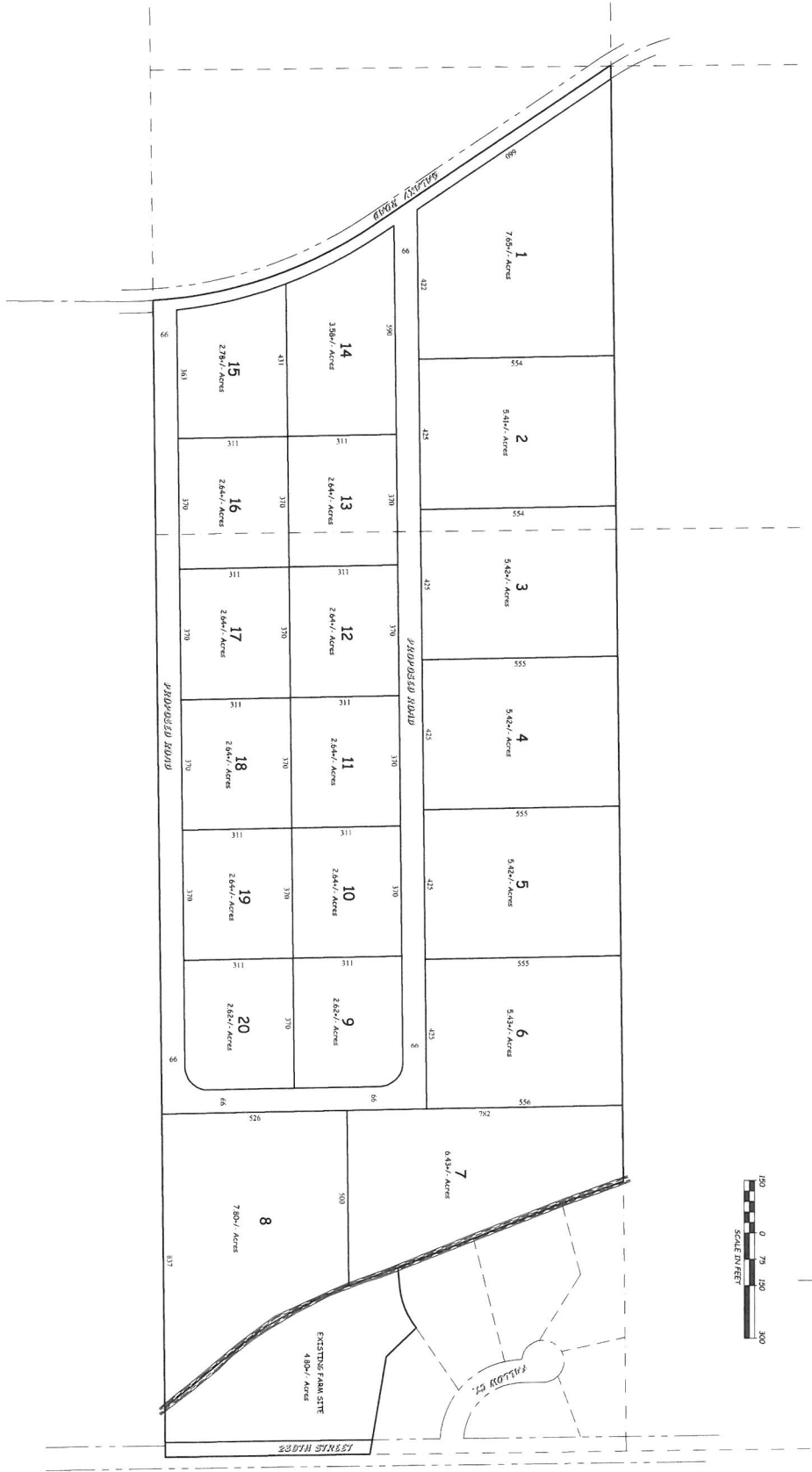
#### Zoning Ordinance

Section 44 of the Zoning Ordinance sets general zoning district provisions and specifically creates the establishment of zoning districts, zoning district boundaries and a zoning map.

**RECOMMENDATION**

The current future land use designates this property as low density residential. You have the option of changing it based on comments and discussion that arise at the public hearing scheduled on April 1. You also can deny the application based on the same comments and discussion and the fact that the existing future land use designates this parcel as low density residential. I anticipate we will have lots of discussion at the meeting on April 1 and hope that discussion will point to a clear decision.

# CONCEPT 2



**NOTE:** THIS SURVEY IS INTENDED ONLY FOR THE PURPOSE OF THE PLAN TO WHICH IT IS REFERRED AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

1004 2nd ST SE  
WILLMAR, MN 56201  
PH: 320-235-4012

340 CHAPEL HILL RD  
COLD SPRING, MN 56230  
PH: 320-885-9095

1280 HWY 15 SQU/TH  
HUTCHINSON, MN 55950  
PH: 320-234-1223

CERTIFICATE OF SURVEY PREPARED BY:  
**O'MALLEY & KRON**  
**LAND SURVEYORS, INC.**

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. DATE: 03/04/2024. MINNESOTA REGISTRATION NO. 42621.

SHEET 1 OF 1

CONCEPT PLAN PREPARED FOR:  
**QUAD HOLDINGS LLC**  
JOB NO: 2024-42  
FILE NAME: 2024-42CONCEPT.DWG  
LOCATION: 17-123-28

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# Memorandum

Date: March 28, 2024  
Prepared By: John W. Morast, PE  
Project: City of St. Augusta, MN  
Quad Holdings  
Subject: Rezoning Application

Following the submittal of a rezoning application, the site was reviewed, along with the surrounding areas. The applicant completed an application for a rezoning of a parcel. The rezoning request is from agriculture to limited industrial. No additional plans or information was provided with the application.

The City received a concern/comment from an adjacent property owner regarding their public communal well, serving the Crestwood Hills community. Their concerns include their water quality, distribution system integrity and well volume capacity. The Crestwood Hills Wellhead Protection Action Plan (WPAP) was submitted for reference.

The WPAP identifies the location of the Crestwood Hills Additional well at the southwestern corner of the development, just north of Galaxy Road. Figure 1 identifies the well location, the Inner Wellhead Management Zone (IWMZ), protection areas and the Drinking Water Supply Management Plan Area (DWSMPA).

Per the Crestwood Hills WPAP, the potential threats to the drinking water supply include:

- Transportation corridor
- Private industrial wells
- A septic system
- Nutrient management

To address the Crestwood Hills concerns and potential impacts to their system, the applicant should provide additional information and reports identifying impacts including:

- Changes or additions to the transportation system within the DWSMPA
- Number of wells and locations
- Location of septic system
- Any changes or reductions on agriculture practices and effects on nutrient management activities

The rezone application parcel is located immediately south of Galaxy Road from the Crestwood Hills development and to the west.

- The rezone application parcel is partially located within the DWSMPA.
- The northeast corner (approximately 200 feet) of the rezone parcel is located within the IWMZ.

In addition, since no development plans, reports or other information was submitted and with no existing city utilities currently serving the parcel, additional details and plans regarding the rezone, its use, how it is to be developed, etc. need to be submitted to provide for review. A thorough review of the full development should occur to address issues, design standards, utilities, drainage, impacts, etc. for a proposed rezone and site use.

I believe it is premature to review a zoning change request without having additional information noted above and recommend no action be taken on a zoning request until such additional information is submitted that more clearly identifies the development of the site and how the development is occurring.