

## Description of Request for CUP Approval and Rezoning

**Proposed Development:** Construction of 200 apartment units for supported housing with community rooms, exercise rooms and other amenities, and in addition including approximately 5,000 square feet of retail space including uses such as a café, coffee shop etc. in the 1st Phase of the development, and a 7000-square foot rental retail strip center in the 2<sup>nd</sup> Phase of the development as shown on the submitted site plans.

**Present use of the site:** Currently this is a vacant land site with no perceived use on the site and there are currently no structures on the site nor is the site used for agricultural use.

**Approvals needed for the development per city staff:** 1. a zone change to MX 3, the site currently is zoned B 1 which does not allow residential development, city staff has designated that a zone change to MX 3 will allow for the purposed residential development and purposed retail development on the site and also will allow flexibility and a reduction in the parking requirements for the 200 apartment units which is needed as a very high percentage of the tenants in the market rate supported housing will not own or drive vehicles and will use public transportation such as Metro Mobility and bus service for their transportation needs. City staff have also designated the zone change to MX 3 as it conforms to the zoning of surrounding parcels in the city.

2. Need the required Conditional Use Permit when constructing more than 8 apartment units on a development site in the city of Newport per city code and as 200 Market Rate Supported Housing units are purposed as part of the development plan for the site the Conditional Use Permit is needed to conform to city code.

Chris Onken of Onken Properties appreciates your attention and approval of these requests, so he can move forward with production of architectural plans for submittal to and approval of his plans to the city of Newport for the development and construction of the improvements for the site starting this spring of 2018. Thank you

**EXHIBET A**

**(Legal Description)**

Real property in Washington County, Minnesota, described as follows:

That part of the West one-half of the Southwest Quarter of Section 25, Township 28 North, Range 22 West, Washington County, Minnesota, lying North of the land covered by the plat of Red Rock Park on file and of record in the Office of the County Recorder, Washington County, Minnesota and lying East of Trunk Highway No. 61 as platted in Minnesota Department of Transportation Right of Way Plat No. 82-99, on file and of record in the Office of the County Recorder, Washington County, Minnesota, except the following described property:

1. All that part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 28 North, Range 22 West, described as follows, to-wit: Beginning at the intersection of the North line of Ford Avenue with the Easterly right-of-way line of State Highway No. 61, and running thence East along said North line of Ford Avenue 117 feet to an iron pipe monument; thence North at right angles with said North line of said Ford Avenue 75 feet to an iron pipe monument, thence West on a line parallel to and 75 feet North of said North line of Ford Avenue, to the intersection of said parallel line with said Easterly line of said highway; thence Southerly along said Easterly line of said highway 75 feet to the point of beginning.
2. That part of the West Half of the Southwest Quarter of Section 25, Township 28 North, Range 22 West, shown as Parcel 219A on Minnesota Department of Transportation Right of Way Plat Numbered 82-99 as the same is on file and of record in the Office of the County Recorder in and for Washington County, Minnesota.
3. That part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 28, Range 22, Washington County, Minnesota, described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 25, Township 28 North, Range 22 West, Washington County, Minnesota, according to the Government Survey thereof; thence North 89 degrees 55 minutes 38 seconds East assumed bearing along the North line of said Northwest Quarter of the Southwest Quarter for a distance of 1309.46 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 08 minutes 42 seconds West along said the East line of the Northwest Quarter of the Southwest Quarter for a distance of 411.84 feet to the point of beginning; thence South 00 degrees 08 minutes 40 seconds West continuing along said East line of the Northwest Quarter of the Southwest Quarter for a distance of 400.04 feet plus or minus to the North right way line of Ford Place; thence South 89 degrees 13 minutes 35 seconds West along said North right way line of Ford Place for a distance of 667.19 feet; thence South 76 degrees 33 minutes 55 seconds West continuing along said North right way line of Ford Place for a distance of 50.44 feet; thence North 13 degrees 26 minutes 05 seconds West at a right angle to said North right way line of Ford Place for a distance of 75.00 feet; thence South 76 degrees 33 minutes 55 seconds West and parallel to said North right way line of Ford Place for a distance of 109.36 feet plus or minus to the Easterly right of way line of MINNESOTA DEPARTMENT OF TRANSPORTATION MAP NO. 82-99; thence North 12 degrees 56 minutes 51 seconds West along said Easterly right of way line of MINNESOTA DEPARTMENT OF

TRANSPORTATION MAP NO. 82-99 for a distance of 218.46 feet; thence North 18 degrees 42 minutes 30 seconds East continuing along said Easterly right of way line of MINNESOTA DEPARTMENT OF TRANSPORTATION MAP NO. 82-99 for a distance of 194.56 feet; thence South 37 degrees 26 minutes 23 seconds East for a distance of 60.66 feet; thence North 89 degrees 47 minutes 08 seconds East for a distance of 130.45 feet; thence South 00 degrees 12 minutes 51 seconds East for a distance of 195.40 feet; thence North 89 degrees 47 minutes 09 seconds East for a distance of 403.33 feet; thence South 00 degrees 12 minutes 52 seconds East for a distance of 111.98 feet; thence South 79 degrees 19 minutes 19 seconds East for a distance of 58.31 feet; thence North 89 degrees 47 minutes 08 seconds East for a distance of 89.15 feet; thence North 63 degrees 39 minutes 19 seconds East a distance of 23.74 feet; thence North 29 degrees 38 minutes 00 seconds East for a distance of 47.30 feet; thence North 12 degrees 04 minutes 54 seconds East for a distance of 64.12 feet; thence North 00 degrees 06 minutes 52 seconds East for a distance of 156.75 feet; thence Northeasterly along a nontangential curve to the right having a radius of 125.00, a central angle of 40 degrees 05 minutes 31 seconds, an arc length of 87.47 feet, a chord distance of 85.69 feet and a chord bearing of North 36 degrees 25 minutes 14 seconds East to the point of beginning and there terminating.

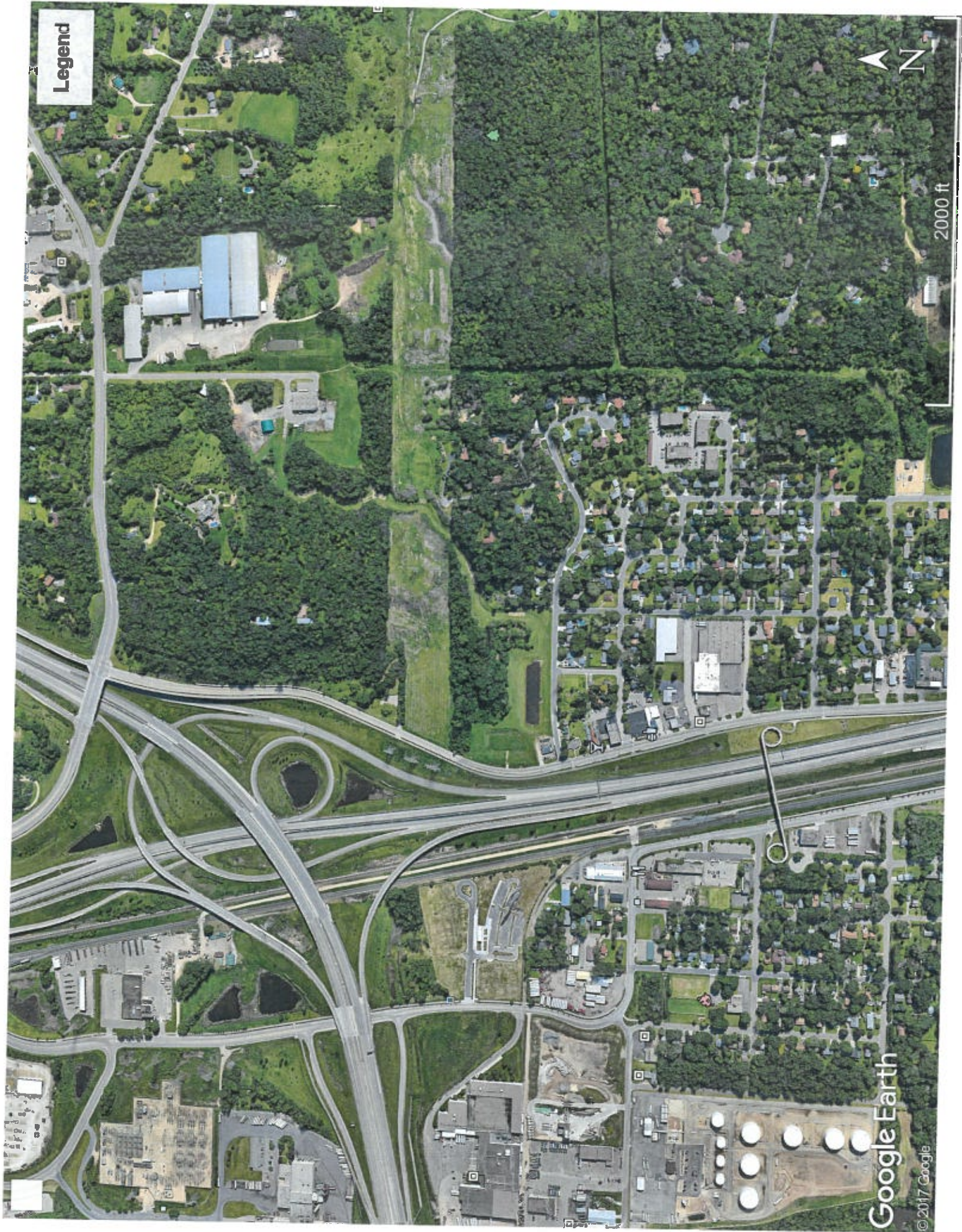
Washington County, Minnesota

Abstract Property

Legend



2000 ft



Google Earth

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