

**CITY OF CHATFIELD  
PLANNING & ZONING COMMISSION AGENDA  
REGULARLY SCHEDULED MEETING  
Monday, August 1<sup>st</sup>, 2022**

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**I. Planning & Zoning Commission Meeting, August 1<sup>st</sup>, 2022, 7:00 p.m.**

**II. Approve Prior Meeting Minutes**

Approval of the April 18<sup>th</sup>, 2022, Special Meeting Minutes

**III. Public Hearing Items**

A. None

**IV. Non-public Hearing Items**

A. Gjere Addition Planned Unit Development Final Plan and Final Plat

B. Solar Power Text Amendment Initiation

**V. Staff Recap on upcoming issues, if any...**

A. Parking Standards Discussion

B. Dispensary Primary Use Discussion

**Adjourn**



# City of Chatfield

Thurber Community Center • Chatfield Municipal Building  
21 Second Street Southeast • Chatfield, Minnesota 55923 • 507-867-3810  
[www.ci.chatfield.mn.us](http://www.ci.chatfield.mn.us)

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## MEMORANDUM

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TO: PLANNING & ZONING COMMISSION

FROM: LOGAN TJOSSEM, ZONING ADMINISTRATOR AND PLANNER

SUBJECT: GJERE ADDITION PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT FINAL PLAN AND FINAL PLAT

DATE: 8/01/2022

CC:

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**Location of Property:** The property is generally located in the SW ¼ of the SW ¼ of Section 31, Elmira Township, and at 273 Mill Creek Road NW, Chatfield, MN.

**Proposed Use:** Mike and Julie Sogla are proposing a Planned Unit Development townhome development as part of the recently approved Zone Change, General Development and Preliminary Plat. The proposed development is located adjacent to Mill Creek Road NW and Division Street NW. The portion of the property adjacent to Mill Creek Road and Division Street is the proposed area for the residential townhomes.

**Existing Land Use -** The Land Use Plan and Map designates the current property as Medium Density Residential. The Medium Density Residential area is designated close to downtown commercial and city services and public transportation.

**Existing Zoning District -** The property recently received approval for the area encompassing the townhomes to be R-2. The R-2 – Medium Density Residential District is consistent with the intent of the Comprehensive Plan.

**Street Patterns and Access-** The townhomes have a private drive off Division Street, also connecting to a private drive to the Event Center. There is no direct access off of Mill Creek Road.

**Sidewalks:** There are not currently any sidewalks along Mill Creek Road NW or Division Street NW.

**Public Utilities:** There is currently an 8” sanitary sewer main within the Mill Creek Road right-of-way and an 8” watermain currently on the site and also coming from Mill Creek Road.

**Parkland Dedication:** Parkland Dedication Fees have been paid.

**Referral Comments:**

1. Chatfield Public Works, contained in conditions of approval.
2. City Engineer, contained in conditions of approval.

**Public Hearing Notification:** A public notice was placed in the “official” paper on July 15<sup>th</sup>, 2022 as well as notification letters sent out for a public hearing to be held on Monday, August 1<sup>st</sup>, 2022.

**Growth Guidelines per the City’s Land Use Plan:** See Staff responses in **Bold** below:

1. Growth should occur in conjunction with municipal services and facilities. Municipal service areas should be well defined and expanded to accommodate and encourage orderly development. **There are currently existing municipal services and facilities serving the site.**
2. The City should allow for future development needs by identifying the long-term growth needs in areas where the land use is best suited. **The land use plan designation for this site is for Medium Density Residential. By definition, the Medium Density Residential area is designated to be close to downtown commercial and city services and public transportation. A proposed medium density residential development is consistent with the land use plan intent for these designations.**
3. Medium and high-density housing should be developed in close proximity to commercial, industrial and institutional centers. **The proposed medium density residential is adjacent to the B-2 Neighborhood Commercial and within a couple of blocks of the downtown.**
4. Provide for continued diversity and growth of businesses in the commercial business districts through redevelopment, preservation, and building and property improvements. **Improvements, diversity, and growth will be achieved as part of the proposed residential development.**
5. Concentrate industrial development in industrial parks with existing or planned public facilities and services. **N/A**
6. Preserve land which has a unique recreational, geological, environmental significance, or good agricultural land. **N/A**
7. Protect and preserve properties of historical, architectural, and cultural significance by designating buildings, sites, structures, and districts as heritage preservation sites. **N/A**

8. Development in the 100-year floodplain should be regulated and limited to uses which are properly flood-protected or do not have a detrimental effect on the floodplain. **The property is within Zone X per the FEMA Floodplain designation and is above the 100-year floodplain.**

9. Adopt regulations that encourage residential and commercial planned unit developments, cluster subdivisions, common interest communities, provisions for common open space, subdivision innovation and other similar provisions which provide for flexibility in development design and an opportunity to mix dwelling types and commercial uses. **This proposal is part of a larger development recently approved which includes a mix of uses including a hotel and a residential component with an HOA and common areas, which is consistent with encouraging flexibility in development design, mixing dwelling types and commercial uses.**

10. Ensure the recreational facilities are adequately provided as the City continues to experience population growth. Encourage and promote joint cooperation and planning of school and park facilities. **Connection to the existing trail and park system through sidewalks or trails are not shown and are encouraged.**

#### Locational Criteria

b. Medium density residential uses are most suitable in areas that contain the following characteristics:

i. Level to fairly rolling terrain, lying outside floodplain areas or areas with steep slopes. **The proposed residential development is outside of the floodplain with fairly rolling terrain and some topographic challenges. The property has steep slopes but are accounted for by the design and layout of the buildings and access drives of the development.**

ii. In close proximity to commercial areas, employment centers, recreational areas, or other neighborhood support facilities. **The proposed residential development is adjacent to the B-2 Neighborhood Commercial area and within a couple of blocks of the downtown.**

iii. Having good access by means of collector, arterial, and expressway streets to employment centers, commercial areas, and community facilities. **Private drives lead to and through the proposed development to Division Street (Proposed Collector) to Highway 52 and also Mill Creek to Highway 30 (Minor Arterial). In addition, the site has good access to downtown, employment centers, commercial areas, and community facilities.**

iv. Buffered from commercial, industrial and other incompatible activities. **The rolling terrain and Mill Creek Road creates a scenic view and buffer to any incompatible activities.**

Article V. Planned Unit Development: Sec. 113-213. Purpose

The purposes of this article are:

- (1) To encourage a more creative and efficient development of land and its improvements than is possible under the more restrictive application of zoning requirements such as lot sizes and building setbacks, while at the same time meeting the standards and purposes of the comprehensive plan and preserving the health, safety and welfare of the citizens.
- (2) To allow for a mixture of residential units in an integrated and well-planned area.
- (3) To ensure concentration of open space into more usable areas, and the preservation of the natural resources of the site including, wetlands, woodlands, steep slopes and scenic areas.

Sec. 113-215. Conditional use permit required; standards. Staff responses are in **BOLD** below:

A conditional use permit shall be required of all planned unit developments. The city may approve a planned unit development only if it finds that the development satisfies all the following standards, in addition to meeting the requirements of article II, division 3 of this chapter, except for the time limit:

- (1) The planned unit development is consistent with the city's comprehensive plan. **The land use plan designation for this site is for Medium Density Residential. By definition, the Medium Density Residential area is designated to be close to downtown commercial and city services and public transportation. A proposed medium density residential PUD development is consistent with the land use plan intent for these designations.**
- (2) The planned unit development is an effective and unified treatment of the development possibilities in the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas. **The proposed residential development is outside of the floodplain with fairly rolling terrain and some topographic challenges. The property has steep slopes but are accounted for by the design and layout of the buildings and access drives of the development.**
- (3) The planned unit development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. **There are townhomes across Mill Creek Road of a similar design, lot placement and character and the proposed project would be in harmony with the existing and future development of the surrounding area.**
- (4) Financing is available to the applicant on conditions and in an amount which is sufficient to ensure completion of the planned unit development. **Financing appears to be available and the applicant intends to break ground this Fall.**
- (5) The tract under consideration is under single control. **The tract under consideration is under single control by the Sogla family.**

In addition to the criteria and standards set forth above for the granting of conditional use permits, the following additional findings shall be made before any PUD preliminary development plan is approved.

- (1) The proposed PUD is in conformance with the city's comprehensive plan. **The land use plan designation for this site is for Medium Density Residential. By definition, the Medium Density Residential area is designated to be close to downtown commercial and city services and public transportation. A proposed medium density residential PUD development is consistent with the land use plan intent for these designations.**
- (2) The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property, and will not be detrimental to the potential surrounding uses. **There are townhomes across Mill Creek Road of a similar design, lot placement and character and the proposed project would be in harmony with the existing and future development of the surrounding area.**
- (3) Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing and operation of dwelling units and common open space are balanced and coordinated. **The proposed development, as proposed, is of sufficient size, composition and arrangement will be balanced and coordinated**
- (4) The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which are proposed to serve the district. **The PUD will not create an excessive burden on parks, school, streets and other public facilities and utilities as proposed.**
- (5) The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries. **A desirable and unified environment is proposed as part of the development.**

**Staff Recommendations:** Staff is recommending approval of the Planned Unit Development Conditional Use Permit Final Plan and Final Plat with the following conditions:

- 1) **A letter of credit or performance bond payment for an amount to be determined by the City is required for the improvements to Division Street NW.**
- 2) **Upon completion of the improvements to Division Street NW and acceptance by the City, the developer shall dedicate all improvement to the city free and clear of all liens and encumbrances.**
- 3) **When improvements are made to Division Street, trails will need to be part of the connection.**
- 4) **A Development Agreement is not required for this phase of development with the City but will be required for future phases of development.**
- 5) **Coordination and approval are required by the City Public Works Department to best determine where the water and sewer connection locations should be for the hotel and residential single family uses.**

- 6) **Fire hydrant(s) may be required per the direction and coordination of the City Public Works Department.**
- 7) **All zoning ordinance and building code requirements must be reviewed and approved through the building permit process with the modification pertaining to setbacks which included a 25 ft. front yard setback from the private drive and a 20 ft. rear yard setback from Mill Creek Road.**

Summary:

The request is for a Planned Unit Development Final Plan as a Conditional Use Permit and a Final Plat. The General Development Plan, Zoning District Amendment, Preliminary Plan and Preliminary Plat were previously approved. Staff is suggesting approval with the above seven conditions. The Planning Commission needs to make a recommendation to the City Council to approve, approve with conditions, or deny the request as presented.

Attachments:

1. Preliminary Plat/Plan
2. Final Plat

"OFFICIAL PLAT"  
GJERE ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Michael Sogla and Julie Sogla, husband and wife, owners of the following described property situated in the City of Chatfield, State of Minnesota, to wit:

That part of the West Half of the Southwest Quarter of Section 31, Township 105 North, Range 11 West, Olmsted County, Minnesota, described as follows: Commencing at the southwest corner of said Section 31; thence on an assumed bearing of North along the west line of said Section 31 a distance of 512.52 feet (recorded distance = 7.7 chains or 508.20 feet) to the center of the public road and a set iron pipe with a plastic cap stamped "RLS #21940" (IRON PIPE); thence continuing North 1600.50 feet (24.25 chains) to an IRON PIPE; thence South 89°00'00" East 633.12 (recorded distance = 9.32 chains or 615.12 feet) to the center of the highway and an IRON PIPE; thence South 1°30'00" West 508.77 feet to the centerline of Trunk Highway No. 30; thence continuing South 1°30'00" West 141.33 feet to an IRON PIPE; thence South 11°00'00" West 132.00 feet to an IRON PIPE; thence South 4°00'00" East 178.97 feet to an IRON PIPE and to the point of beginning; thence continuing South 4°00'00" East 637.90 feet; thence North 89°34'07" West 647.82 feet to the west line of said West Half of the Southwest Quarter; thence North, along said west line, 807.48 feet to an iron pipe; thence EAST 117.99 feet to an iron pipe; thence South 14°06'00" West 112.62 feet to an iron pipe; thence South 75°54'00" East 329.56 feet to an iron pipe; thence North 86°00'00" East 193.59 feet to the point of beginning, containing 9.67 acres, more or less.

EXCEPT, that part thereof lying within BERNARDS FIRST ADDITION, according to the recorded plat thereof on file and of record at the office of the County Recorder, Olmsted County, Minnesota.

Containing 9.57 acres, more or less.

Have caused the same to be surveyed and platted as GJERE ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Michael Sogla and Julie Sogla, husband and wife, have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Michael Sogla Julie Sogla

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Michael Sogla and Julie Sogla, husband and wife.

Notary Public, \_\_\_\_\_ County, Minnesota Printed Name  
My Commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Geoffrey G Griffin, Land Surveyor  
Minnesota Registration No. 21940

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Geoffrey G Griffin, Minnesota Registration No. 21940

Notary Public, \_\_\_\_\_ County, Minnesota Printed Name

My commission expires: \_\_\_\_\_

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Olmsted County Surveyor

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMDST  
CITY OF CHATFIELD

This plat was approved by the City Council of the City of Chatfield, Minnesota, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk Mayor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20\_\_ on the land herein described have been paid, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

DOCUMENT NUMBER \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in the Olmsted County records.

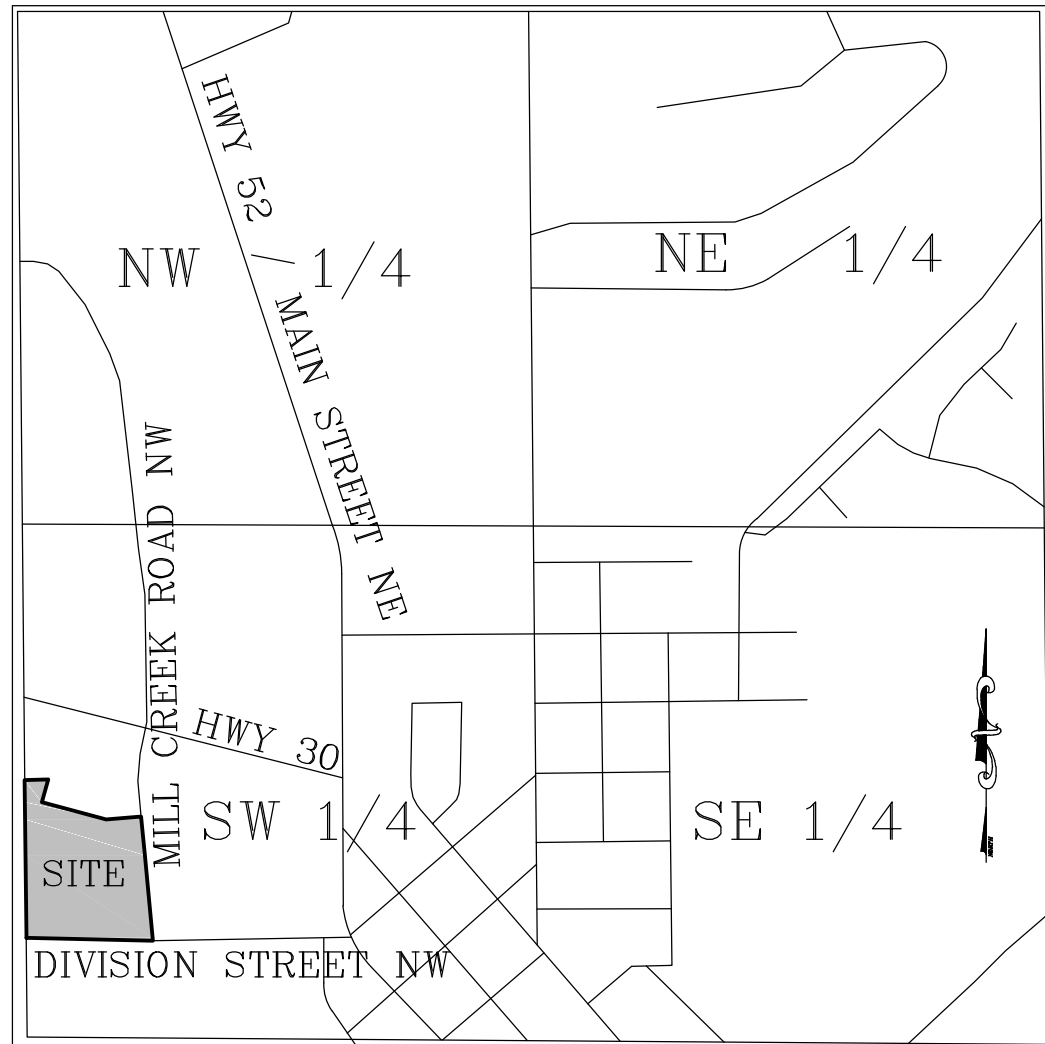
Director of Property Records & Licensing Deputy

LEGEND

- 1/2" IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2"
- IRON PIPES, UNLESS OTHERWISE NOTED

- EASEMENT LINE
- SECTION LINE
- UNDERLYING PLAT LINE
- (R) REFERRED TO DIMENSIONS IN DOCUMENT NUMBER A-1471126  
RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMDST  
COUNTY, MINNESOTA
- (M) MEASURED AS

VICINITY MAP  
SEC. 31, T. 105 N., R. 11 W.,  
OLMSTED COUNTY



"NOT TO SCALE"

**G<sup>3</sup>**  
**G-Cubed**  
ENGINEERING  
SURVEYING  
PLANNING  
Ph. 507-867-1666  
Fax 507-867-1665  
www.ggg.to  
14070 Hwy 52 S.E.  
Chatfield, MN 55923

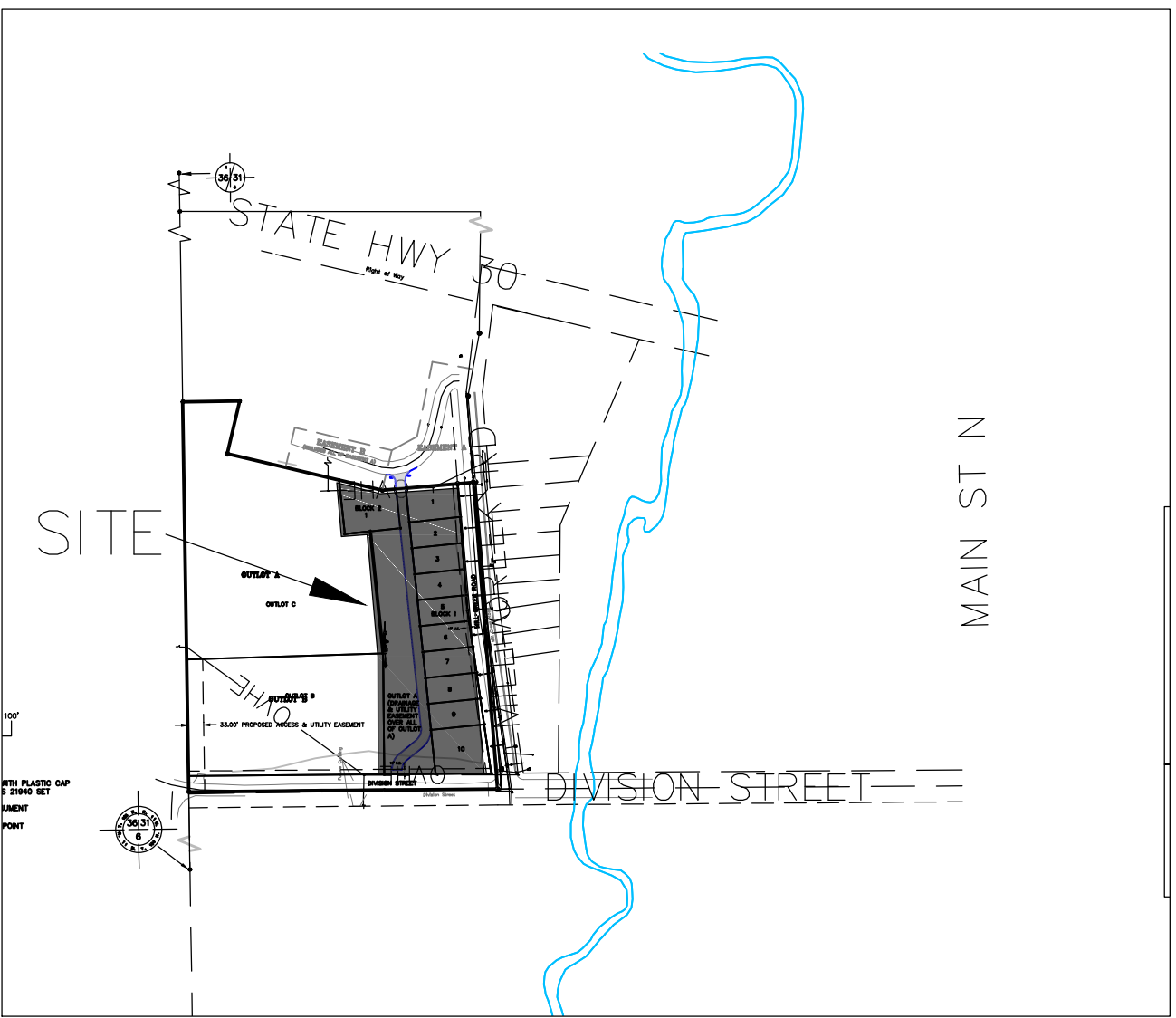




**PROJECT CALCULATIONS:**  
DEVELOPABLE AREA (BLOCKS 1&2): 3.41 ACRES  
11 PROPOSED LOTS  
OUTLOT "A" AREA: 1.07 ACRES  
654 LINEAR FEET OF ROAD  
ALL STREETS ARE PRIVATE  
EXISTING IMPERVIOUS: 0.00 ACRES  
WETLANDS: 0.00 ACRES

**OWNERS/ DEVELOPERS**  
MICHAEL SOGLA  
22453 STATE HWY 16  
WYKOFF, MN 55990

**ENGINEER & SURVEYOR**  
G-CUBED INC.  
14070 HWY. 52 SE  
CHATFIELD, MN 55923

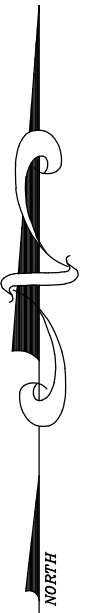


**VICINITY MAP**  
T. 105 N., R. 11 W., SEC. 31  
"NOT TO SCALE"

**LAND DESCRIPTION:**  
That part of the West Half of the Southwest Quarter of Section 31, Township 105 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 31; thence on an assumed bearing of North along the west line of said Section 31 a distance of 512.52 feet (recorded distance = 7.7 chains or 508.20 feet) to the center of the public road and a set iron pipe with a plastic cap stamped "RLS #21940" (IRON PIPE); thence continuing North 1600.50 feet (24.25 chains) to an IRON PIPE; thence South 89°00'00" East 633.12 (recorded distance = 9.32 chains or 615.12 feet) to the center of the highway and an IRON PIPE; thence South 1°30'00" West 508.77 feet to the centerline of Trunk Highway No. 30; thence continuing South 1°30'00" West 141.33 feet to an IRON PIPE; thence South 11°00'00" West 132.00 feet to an IRON PIPE; thence South 4°00'00" East 178.97 feet to an IRON PIPE and to the point of beginning; thence continuing South 4°00'00"East 637.90 feet; thence North 89°34'07"West 647.82 feet to the west line of said West Half of the Southwest Quarter; thence North, along said west line, 807.48 feet to an iron pipe; thence EAST 117.99 feet to an iron pipe; thence South 14°06'00" West 112.62 feet to an iron pipe; thence South 75°54'00" East 329.56 feet to an iron pipe; thence North 86°00'00" East 193.59 feet to the point of beginning, containing 9.67 acres, more or less.

**EXCEPT**  
BERNARDS FIRST ADDITION, according to the recorded plat thereof on file and of record at the office of the County Recorder, Olmsted County, Minnesota.



- GRAPHIC SCALE**  
50 0 25 50 100  
(IN FEET)  
1 IN = 50 FT
- SPIKE SET
  - IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
  - FOUND MONUMENT
  - △ COMPUTED POINT



- (b) Equipment and screening materials shall not block pedestrian pathways and sidewalks.

## 2. Solar Collector, Ground- or Building-Mounted

### a. General Standards for All Solar Collectors

- 1) All exterior electrical lines shall be buried below the surface of the ground when possible.
- 2) All systems shall comply with all City and state building and electrical codes.
- 3) The property owner shall notify the electrical utility where the solar system is connected to the electrical utility system.
- 4) If the solar collector system ceases to perform its originally intended function for more than 12 consecutive months, the property owner shall remove the collector, mount and associated equipment and facilities by no later than 90 days after the end of the 12-month period.

### b. Accessory Ground-Mounted Solar Collectors

Accessory ground-mounted solar collectors shall:

- 1) Be located in a side or rear yard only;
- 2) Be set back at least six feet from the side and rear property line;
- 3) Not be located within an easement;
- 4) Be located so as to minimize glare visible from abutting properties;
- 5) Not exceed 15 feet in height with panels oriented in a vertical position; and
- 6) Be included in determining the maximum coverage of structures on the lot.

### c. Accessory Building-Mounted Solar Collectors

Accessory building-mounted solar shall:

- 1) Not extend more than 18 inches above the maximum height permitted in the zoning district in which it is located;
- 2) If mounted to a portion of the roof ending at, or extending over, the front façade of the building, shall be mounted so that the edge of the device is set back at least one foot from the edge of the roof closest to the front lot line; and
- 3) If mounted to the wall of a building, may extend into or over no more than 33 percent of the depth of a minimum yard or setback that is required along a side lot line but shall not extend closer than four feet to a side lot line.

### d. Principal Ground-Mounted Solar Collectors

Principal ground-mounted solar collectors shall:

- 1) Be set back at least 25 feet from any property line abutting a residential zoning district, and at least 15 feet from any property line if adjacent to Mixed Use or Non-Residential zoning district.
- 2) Not exceed 25 feet in height when oriented at maximum tilt;
- 3) Be located so as to minimize glare visible from an abutting property; and
- 4) Be considered in determining the maximum coverage of structures on the lot.

### 3. Utility, Major

Utility uses required in connection with a Major Utility use do not require additional approvals.

### 4. Wind Energy Conversion System (WECS), Ground or Building Mounted

#### a. Height Limitation

- 1) Ground-Mounted WECS shall not exceed the height permitted in the applicable zoning district.
- 2) Building-Mounted WECS may not exceed the height permitted in the applicable zoning district by more than five feet.

#### b. Setbacks

- 1) A ground-mounted WECS located on a single lot shall be set back from each property line at least 1.1 times the total height of the WECS.
- 2) A ground-mounted WECS located on a project site that contains two or more abutting properties shall be set back from each project site boundary shown in the application at least 1.1 times the total height of the WECS.
- 3) Each ground-mounted Small Utility WECS shall be set back from each on-site dwelling unit at least 1.1 times the total height of the WECS.
- 4) A WECS that is placed on a primary or accessory structure and does not exceed the maximum height in the applicable zoning district shall meet the minimum setback for the primary or accessory structure in the zoning district where it is located.
- 5) If a WECS attached to a primary or accessory structure receives approval for additional height through the Section 60.500.070C *Variance* process, the WECS shall be set back from each property line at least 1.1 times the total final height of the WECS.
- 6) The blades of a WECS placed on a primary building shall not extend beyond the property line in any operational position.
- 7) Substations, facility buildings, and other accessory structures that are part of the WECS shall comply with the required primary building setbacks for the zoning district in which the project is located.

Parking Requirements

JY

Joel Young

To 

Planning Dept

↩ Reply

↩ Reply All

→ Forward

⋮

Tue 6/21/2022 1:30 PM

MEMORANDUM

TO: LOGAN TJOSSEM, PLANNER

FROM: JOEL YOUNG, CITY CLERK

SUBJECT: PARKING REQUIREMENTS

DATE: 06/20/22

CC:

**Action Requested:** Determine if the City’s off-street parking requirement should be written to be more responsive to specific types of development. This could be accomplished by developing different standards for different types of apartment buildings and/or allowing the building owners to accommodate the requirements in different ways.

**Background:** Recently, the City reviewed a proposal to construct an apartment building in the community. As part of the review, off-street parking was identified as a point of concern, as the Code requires 1.5 parks per unit and the proposal contained less than that amount.

The City’s Code requires 1.5 parking spots per living unit, which isn’t unusual as I believe Kasson requires 1.25 and Byron requires 1.5. During recent discussions, it has been pointed out that various apartment buildings, such as Lakewood, are full of residents but do not need 1.5 spaces to accommodate the needs of their residents. In those same discussions, it has been suggested that the parking requirements should not be a one-size-fits-all but should reflect the type of units being constructed or the type of people the building will serve. For instance, one might assume that more people might live in a three-bedroom unit than in a studio and, therefore, it might make sense to require a higher standard for the larger unit.

Based on the premise that a more responsive parking standard be developed for apartment buildings, your professional insight would be appreciated and, if you think it makes sense to do so, you might have the Planning Commission discuss this, too. For starters, you might consider re-writing the Code to require .8 parking spots for a studio unit, 1 spot for each 1-bedroom unit, and 1.25 spots for units larger than 1-bedroom. You might also include a provision that allows/requires the building owner to provide the City with proof that every vehicle owned by the residents has an off-street parking spot, whether that is on site or somewhere close enough to ensure that vehicles are not left on city streets during times when street cleaning, snowplowing or other activities are taking place.