

ORDINANCE NO. 77, FOURTH SERIES

AN ORDINANCE AMENDING ZONING ORDINANCE

THE CITY COUNCIL OF REDWOOD FALLS DOES ORDAIN:

SECTION 1. That after a public hearing and review of all the evidence pertaining to the request to re-zone certain real property as referenced in Section 2 and Section 3, the City Council of the City of Redwood Falls makes the following:

FINDINGS OF FACT

1. The amendment is consistent with the applicable policies of the City's Comprehensive and Land Use Plan.
2. The amendment proposes to change the zoning classification of a particular property.
3. The amendment is in the best interest of the public as it promotes orderly development and is not solely for the benefit of a single property owner.
4. The existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.
5. There are reasonable uses of the property in question permitted under the existing zoning classification of R-R.
6. There has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification.

SECTION 2. That the following described real estate lying and being in the City of Redwood Falls, Redwood County, Minnesota, to-wit:

That part of the Southwest Quarter (SW1/4) of Section Eight (8), lying North and East of the Minnesota Valley Railroad right-of-way, in Township One Hundred Twelve (112) North, Range Thirty Five (35) West of the 5th P.M.;

now classified as "R-R, Rural Residential," be changed to "R-2, Single and Two Family Residential."

SECTION 3. That the following described real estate lying and being in the City of Redwood Falls, Redwood County, Minnesota, to-wit:

That part of the Northwest Quarter of Section 8, Township 112 North, Range 35 West, Redwood County, Minnesota, described as follows:

Beginning at the North Quarter corner of said Section 8; thence South 00 degrees 02 minutes 59 seconds East, bearing based on Redwood County Coordinate System NAD83(11) on the east line of said Northwest Quarter of Section 8, a distance of 3061.99 feet; thence South 89 degrees 57 minutes 01 seconds West, a distance of 575.00 feet; thence South 00 degrees 02 minutes 59 seconds East, a distance of 55.00 feet; thence South 89 degrees 57 minutes 01 seconds West, a distance of 884.65 feet to the northerly right of way line of Trunk Highway No.67 as per MnDot Right of Way Plat No.32-85; thence North 46 degrees 38 minutes 19 seconds West on said northerly right of way line, a distance of 1624.92 feet to the west line of said Northwest Quarter; thence North 00 degrees 00 minutes 20 seconds West on said west line, a distance of 1948.73 feet to the Northwest corner of said Section 8; thence North 88 degrees 49 minutes 51 seconds East on the north line of said Northwest Quarter, a distance of 2639.07 feet to the point of beginning.

now classified as “R-R, Rural Residential,” be changed to “R-2, Multiple Family Residential District,” EXCEPTING THEREFROM the following: Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; and Outlot A of the Reflection Prairie Addition, according to the recorded plat thereof, which are now classified as “R-R, Rural Residential,” and shall be changed to “R-4, Multiple-Family Residential District.”

SECTION 4. That the Zoning Administrator is hereby directed to change the zoning map referred to in Section 6.03 of Chapter 6 of the Unified Development Ordinance in accordance herewith.

SECTION 5. This Ordinance becomes effective from and after its passage and publication.