

ORDINANCE NO. 88, 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, Section 3, Section 4, and Section 5, 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 particular properties.
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 properties and the zoning classification of property within the general area of the properties in question are compatible with the proposed zoning classification.
5. There are reasonable uses of the properties in question permitted under the existing zoning classifications of R-4, R-2, and R-M.
6. There has been a change in the character or trend of development in the general area of the properties in question, which has taken place since such properties were placed in their present zoning classifications.

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

The East 130 feet of the North Half of Lot Eleven (11) of Auditor's Subdivision Number One (1) of the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Thirty-

one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, EXCEPTING therefrom the South 5 feet thereof; AND

The North Half (N $\frac{1}{2}$) of Lot Eleven (11), Auditor's Subdivision Number One (1) of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, and of Auditor's Lot Twenty-five (25) of Auditor's Subdivision Number One (1) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, EXCEPTING therefrom the East 130 feet of said North Half of Lot 11 and also EXCEPTING therefrom the South 5 feet of the North Half of said Lot 11, Redwood County Minnesota; AND

The Southerly 135 feet of Lot Eleven (11) of the Plat entitled "Auditor's Subdivision No. One (1) of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, Redwood County, Minnesota, and of Lot Twenty-five (25) of Auditor's Subdivision Number One (1) of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian;

now classified as "R-4, Multiple Family Residential," be changed to "B-2, Limited Community Retail Business."

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

Lot Twelve (12), Block Four (4) of Watson's Third Addition to the Village (now City) of Redwood Falls, Minnesota, according to the recorded plat thereof;

now classified as "R-2, Single and Two Family Residential," be changed to "B-2, Limited Community Retail Business."

SECTION 4. That the following described real estate lying and being in the City of Redwood Falls, Redwood County, Minnesota, to-wit:

That part of Lot Twelve (12), of the record Plat entitled Auditor's Subdivision No. One (1) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, Redwood County Minnesota, and of Auditor's Lot No. Twenty-five (25) of Auditor's Subdivision No. One (1) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, Redwood County, Minnesota, on file in the office of the Redwood County Recorder, lying south of the following described line: Beginning at the northeast corner of Lot 12 of said Block 4 of the record plat entitled Watson's 3rd Addition, on file in the office of the Redwood County Recorder; thence on an assumed bearing of North 89 degrees 54 minutes 48 seconds East, along the easterly extension of the north line of

Lot 12 of said Block 4, a distance of 120.00 feet to the east line of Lot 12 of said Auditor's Subdivision where said line terminates. Subject to the extension of Plum Street on, over and across the Southerly sixty (60) feet of said Auditor's Lot (12), and said Auditor's Lot No. Twenty-five (25), Redwood County, Minnesota.

now classified as "R-M, Manufactured Home Park," be changed to "B-2, Limited Community Retail Business."

SECTION 5. That the following described real estate lying and being in the City of Redwood Falls, Redwood County, Minnesota, to-wit:

That part of Lot Twelve (12), of the record Plat entitled "Auditor's Subdivision No. One (1) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, Redwood County Minnesota," and of Auditor's Lot No. Twenty-five (25) of Auditor's Subdivision No. One (1) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian, Redwood County, Minnesota, on file in the office of the Redwood County Recorder, described as follows: Beginning at the northeast corner of Lot 12 of Block 4 of the record plat entitled Watson's 3rd Addition, on file in the office of the Redwood County Recorder; thence on an assumed bearing of North 89 degrees 54 minutes 48 seconds East, along the easterly extension of the north line of Lot 12 of said Block 4, a distance of 120.00 feet to the east line of Lot 12 of said Auditor's Subdivision; thence on a bearing of North 0 degrees 02 minutes 40 seconds East, along the east line of Lot 12 of said Auditor's Subdivision, a distance of 140.00 feet to the northeast corner of Lot 12 of said Auditor's Subdivision; thence on a bearing of South 89 degrees 54 minutes 48 seconds West, along the north line of Lot 12 of said Auditor's Subdivision, a distance of 120.00 feet to the northeast corner of Lot 1 of said Block 4; thence on a bearing of South 0 degrees 02 minutes 40 seconds West, along the east line of Lot 1 of said Block 4 and its southerly extension, a distance of 140.00 feet to the point of beginning.

now classified as "R-M, Manufactured Home Park," be changed to "R-2, Single and Two Family Residential."

SECTION 6. 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 7. This Ordinance becomes effective from and after its passage and publication.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 5th day of December, 2023.

ATTEST:



Keith Muetzel
City Administrator



Tom Quackenbush
Mayor

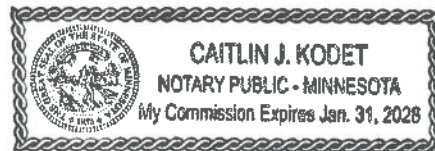
(City Seal)

Subscribed and sworn to before me this
6th day of December, 2023.



Notary Public

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| Introduced: | November 21, 2023 |
| 10 Day Notice: | November 22, 2023 |
| Approved: | December 05, 2023 |
| Publication: | December 14, 2023 |



This instrument was drafted by:

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