

ORDINANCE NO. 89, 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, 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-2.
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:

Block 19, Sunnyside Heights and Vacated Meadow Lane, City of Redwood Falls, Redwood County, Minnesota,

AND

That part of the Southwest Quarter of Section 6, Township 112 North, Range 35 West, City of Redwood Falls, Minnesota, described as follows:

Commencing at the Southeast corner of Block 19, Sunnyside Heights; thence South 01 degrees 02 minutes 53 seconds East, a distance of 60.00 feet to the point of beginning; thence continuing South 01 degrees 02 minutes 53 seconds East, a distance of 167.80

feet; thence North 88 degrees 19 minutes 55 seconds West, a distance of 25.84 feet; thence South 01 degrees 40 minutes 05 seconds West, a distance of 210.00 feet; thence Southeasterly a distance of 161.66 feet on a tangential curve to the left, having a radius of 242.32 feet, a central angle of 38 degrees 13 minutes 26 seconds, and the chord of said curve is 158.68 feet in length and bears South 17 degrees 26 minutes 38 seconds East; thence South 53 degrees 26 minutes 40 seconds West not tangent to said curve, a distance of 127.25 feet; thence Westerly a distance of 554.11 feet on a non-tangential curve to the left, having a radius of 3349.06 feet, a central angle of 09 degrees 28 minutes 47 seconds, and the chord of said curve is 553.48 feet in length and bears North 54 degrees 25 minutes 02 seconds West; thence North 01 degrees 13 minutes 24 seconds West not tangent to said curve, a distance of 265.52 feet; thence North 88 degrees 14 minutes 21 seconds East, a distance of 539.58 feet to the point of beginning; EXCEPTING THEREFROM all that part lying southerly of the centerline of County Ditch 52.

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

SECTION 3. 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 4. This Ordinance becomes effective from and after its passage and publication.

7th **PASSED AND ADOPTED** by the City Council of the City of Redwood Falls, Minnesota this day of February, 2024.

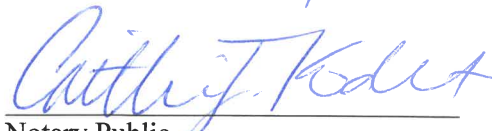
ATTEST:


Keith Muetzel
City Administrator


Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
6th day of February, 2024.


Notary Public

Introduced:	January 16, 2024
10 Day Notice:	January 19, 2024
Approved:	February 6, 2024
Publication:	February 15, 2024

