

## **ORDINANCE NO. 61, FOURTH SERIES**

### **AN ORDINANCE AMENDING ZONING ORDINANCE**

#### **THE CITY COUNCIL OF REDWOOD FALLS ORDAINS:**

**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 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.
3. 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, where the amendment is to change the zoning classification of a particular property.
4. There are reasonable uses of the property in question permitted under the existing zoning classification of R-4, where the amendment is to change the zoning classification of a particular property.
5. 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, where the amendment is to change the zoning classification of a particular property.

**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 Lot No. 16 of Auditor's Subdivision No. 1 of the Southwest Quarter of the Southeast Quarter of Section 31, Township 113 North, Range 35 West, described as follows: Commencing at a point on the East line of said Lot No. 16, 700 feet South of the Northeast corner thereof and running thence West to a point on the East line of Patten Street in the City of Redwood Falls, Minnesota, 320 feet South of the intersection of the South line of Elm Street and the East line of Patten Street, thence South along the East line of Patten Street to the Northwest corner of Lot No. 4 of said Auditor's Subdivision No. 1, thence East along the North line of said Lot 4 and Lots 5, 6, and 7 of said Auditor's Subdivision No. 1, to the West line of Lot No. 9 of said Auditor's Subdivision No. 1, thence North along the West line of said Lot No. 9 to the Northwest corner thereof,

thence East along the North line of said Lot No. 9 to the Southwest Corner of Lot No 10 of said Auditor's Subdivision No. 1, thence North along the West line of said Lot No 10 to the place of beginning; excepting therefrom that part of Lot No 16 of Aud. Sub. Div. No.1 of the SW ¼ of SE ¼, Sec. 31, Township 113, Range 35 described as follows: Commencing at the SW corner of Lot 10; thence North 179.6 ft., thence West 280.5 ft., thence South 175.03 ft., thence East 280 ft. to the place of beginning; and excepting therefrom the East 100 feet, as measured along the north and south lines, of that part of Lot Number Sixteen (16) of Auditor's Subdivision No. 1 of the Southwest Quarter of the Southeast Quarter (SW ¼ of SE ¼) of Section Thirty-one (31), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West, Redwood County, Minnesota, described as follows, to wit: Commencing at the Northeast Corner of said Lot No. 16; thence South along the east line of said Lot No 16 for 700 feet, thence West on a line to the Southeast corner of Patten Street and Plum Street for 280.05 feet to the point of beginning; thence continuing West to a point on the east line of Patten Street in the City of Redwood Falls, Minnesota, 320 feet South of the intersection of the south line of Elm Street and the east line of Patten Street; thence South along the east line of Patten Street to the Northwest corner of Lot No 4 of said Auditor's Subdivision No. 1; thence East along the north line of said Lots 4, 5, 6, and 7 of Auditor's Subdivision No 1 to the west line of Lot No 9 of said Auditor's Subdivision No. 1; thence North along the west line of said Lot No 9 and the west line extended to the point of beginning, containing 0.75 acres more or less.


(also known as 211 Patten Street North) now classified as "R-4, Multiple-family Residential District," be changed to "B-2, Limited Community Retail 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.

**PASSED AND ADOPTED** by the City Council of the City of Redwood Falls, Minnesota this 1<sup>st</sup> day of May 2018.

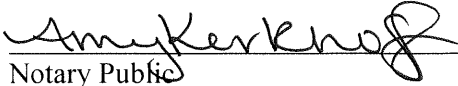
ATTEST:

  
\_\_\_\_\_  
Keith Muetzel  
City Administrator

  
\_\_\_\_\_  
Corey Thies  
Mayor

(City Seal)

Subscribed and sworn to before me this  
1<sup>st</sup> day of May 2018.

  
Notary Public

Introduced: April 17, 2018  
10 Day Notice: April 18, 2018  
Approved: May 1, 2018  
Publication: May 3, 2018

