ORDINANCE NO. 2024-01

AN ORDINANCE REZONING LOTS WITHIN LAKE VIEW ADDITION IN THE CITY OF PARKERS PRAIRIE, MINNESOTA

WHEREAS, pursuant to the zoning enabling legislation in Minnesota Statutes, Chapter 462 the City of Parkers Prairie, Minnesota ("City") has enacted a Zoning Ordinance; and

WHEREAS, pursuant to the City's Zoning Ordinance, the following parcels are presently zoned as an R-1 Single Family Residential District:
Township 131, Range 037, Section 16, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27, Block 1 West Colfax ADDTION, according to the recorded plat thereof, Otter Tail County, Minnesota; and

WHEREAS, pursuant to Sections 152.070 and 152.071 of the City's Zoning Ordinance, multiple family dwelling structures containing two (2) units are neither a permitted nor a conditional use within an R-1 Single Family Residential District, including the parcels described above; and

WHEREAS, pursuant to Section 152.085 of the City's Zoning Ordinance, multiple family dwelling structures containing up to two (2) units are permitted uses within an R-2 Medium Density Residential District within the City; and

WHEREAS, the City has received from the Revering Group, LLC a request to re-zone the above-described lots from R-1 Single Family Residential District to an R-2 Medium Density Residential District so that multiple family dwelling structures containing up to two (2) units could be built on these parcels; and

WHEREAS, pursuant to Minnesota Statutes Section 462.357 and City Code Sections 152.035 – 152.043 the City Council is authorized to consider requests from property owners to amend the City's zoning district boundaries; and

WHEREAS, following proper notice as required by Minnesota Statutes Section 462.357 and City Code Sections 152.035 – 152.043 a public hearing on said request was held at the City's City Hall at 7:00 p.m. on Monday, July 15, 2024; and

WHEREAS, the Planning Commission made the following Findings of Fact:

1. The City does not have a comprehensive plan that would be relevant to the request;
2. The request will meet any applicable land area, setback, shoreland, floodplain, and wetland requirements;
3. The request will not depreciate the surrounding area;
4. The request will be consistent with the character of the surrounding area;
5. Existing utilities are adequate to accommodate the request.;
6. The request will not place an undue financial burden on the City;
7. The City has a need for more medium density housing that is permitted in the City's R-2 zoning districts;
8. The additional housing units allowed by the request will generate additional tax revenue for the City;
9. Rezoning this addition will not result in "spot" zoning; and

WHEREAS, based on the above findings of fact, the Planning Commission determined that granting the request will serve the public health, safety, and welfare and that there is a rational basis to believe that granting the request will further those purposes; and

WHEREAS, based on the foregoing, the Planning Commission recommended that the City Council approve the request; and

WHEREAS, following said public hearing the City Council, acting as the Planning Commission, recommended approval of said request; and

WHEREAS, based on the Planning Commission's recommendation the City Council has determined that rezoning the above-described parcels from R-1 Single Family Residential to R-2 Medium Density Residential would allow for the construction of additional housing units that would generate property tax revenue and provide needed housing; and

WHEREAS, the City Council has further determined that for these reasons rezoning the above-described parcels from R-1 Single Family Residential to R-2 Medium Density Residential would serve and be beneficial to the community.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council for the City of Parkers Prairie, that the above-described parcels are rezoned from R-1 Single Family Residential to R-2 Medium Density Residential.

EFFECTIVE DATE
This ordinance shall become effective immediately upon approval and publication in the manner established by Resolution of the City Council.

Dated this 19th day of August, 2024.

Kevin Birkholz, Mayor

Attest: Beth Wussow, City Administrator

Public Hearing: July 15, 2024
First Reading: July 15, 2024
Second Reading: August 19, 2024
Publication Date (Parkers Prairie Independent): August 22, 2024