
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Rezoning newly annexed properties in Sherburne County PID's #90-009-1105, 90-009-1110, and 90-009-1106 to the RM-1 Residential Manufactured Housing and Future Land Use Plan Amendment and Zoning Map Amendment (FINAL READING)**
DATE: February 22nd, 2022

REZONING APPLICATION REVIEW:

Background: The City Council approved the annexation on July 8th, 2021 for parcels #90-009-1105 (approx. 33.15 acres) and parcel #90-009-1110 (approx. 5 acres) currently is a Mobile Home Park and parcel #90-009-1106 (approx. 16.47 acres) is vacant land.

The Planning Commission held a public hearing on January 24, 2022 and recommended approval to the City Council who held the First Reading on February 10th, 2022.

Analysis: RM-1 Residential Manufactured Housing guideline, *the intent of the RM-1 Residential Manufactured Housing District is to promote health, safety, order, convenience, and general welfare by enforcing minimum standards for mobile home parks, the location and use of mobile home parks, and the design, construction, alteration, and arrangement of homes on said lots, authorizing the inspection of mobile home parks, the licensing of operators, and fixing penalties for violations. No building or land shall be used and no building shall be erected, converted, or structurally altered, unless otherwise provided herein.*

With the current use of the properties, zoning to RM-1, Residential Manufactured Housing would be the appropriate zoning district for the sites.

FUTURE LAND USE AMENDMENT AND ZONING MAP AMENDMENT (COMPREHENSIVE PLAN):

Background: The Future Land Use Plan of the Comprehensive Plan designates the subject properties as Residential – Low Density. This property is directly adjacent to Residential – High Density designation, and with the current use as a Mobile Home Park this change from Residential – Low Density to Residential – High Density would be appropriate.

Conclusion / Recommendation: Staff would recommend approval to the City Council of Ordinance #819 to rezone to RM-1, Residential Manufactured Housing District and also Resolution #22-10 for the Future Land Use Plan of the Comprehensive Plan and Zoning Map Amendment that designates the properties to High Density for the property sites of PID#'s 90-009-1105, 90-009-1110, and 90-009-1106.

CITY OF PRINCETON, MINNESOTA

ORDINANCE #819

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PRINCETON BY
REZONING THE NEWLY ANNEXED PROPERTY SITE WITH THE PROPERTIES IN
SHERBURNE COUNTY PID'S #90-009-1105, #90-009-1110 AND #90-009-1106 TO
THE RM-1, RESIDENTIAL MANUFACTURED HOUSING DISTRICT**

The City of Princeton hereby ordains:

SECTION 1. The Zoning Map of the City of Princeton shall be amended to change the following described area of Sherburne County PID's #90-009-1105, #90-009-1110, and #90-009-1106:

PID #90-009-1105, East 1131.58 ft of the west 1931.60 feet of the north ½ of the northeast ¼. Subject to easement described as Parcel 9, Sherburne County right-of-way plat, City of Princeton;

PID #90-009-1110, East 400 ft of the west 2331.6 ft of the north 544.5 ft of the northeast ¼. Subject to easement described as parcel 10 Sherburne County right-of-way Plat 10, City of Princeton;

PID #90-009-1106, That part of the northeast ¼ lying east of the west 1931.6 ft, except the east 400 ft of the west 2331.6 ft of the north 544.5 ft subject to easement described as parcel 11 Sherburne County right-of-way Plat 10, City of Princeton.

SECTION 2. Effective Date. This ordinance shall take effect upon its summary publication in the City's official newspaper. Said publication shall read as follows:

Ordinance #819 amends the Zoning Map of the City of Princeton by rezoning the newly annexed property site in Sherburne County with PID's #90-009-1105, #90-009-1110, and #90-009-1106 to the RM-1, Residential Manufactured Housing District

ADOPTED by the Princeton City Council this 24th day of February, 2022.

This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN 55371

Thom Walker, Mayor

Attest:

Shawna Jenkins Tadych, City Clerk

Signature of notarial officer

My commission expires

Subscribed and sworn by me:

Title and Rank

State and County _____

Date