
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Future Land Use Plan Amendment and Zoning Map on the site of 32273 124th Street NW (Sunk-en Ship Brewing Co.) FIRST READING**
DATE: October 25th, 2021

Background: The Planning Commission held a public hearing for the property site at 32273 124th Street NW to be rezoned to B-3 General Commercial District on September 20th, 2021 and forward approval recommendation to the City Council to hold the First Reading on September 23rd, 2021. The City Council held the Final Reading on October 14th, 2021 and approved Ordinance 810 for the zoning classification of B-3 General Commercial District.

Analysis: Staff found inconsistencies in the recording of the documents. Moving forward, the request for Zoning Ordinance change and the Resolution to amend the Future Land Use Plan of the Comprehensive Plan and Zoning Map will be recorded together. The Planning Commission held a public hearing for the amendment to the Future Land Use Plan of the Comprehensive Plan and Zoning Map and forward the recommendation to the City Council to hold a First Reading on October 28th, 2021 of Resolution #21-53.

Future Land Use Plan (Comprehensive Plan)

The Comprehensive Plan and Future Land Use Plan designates this area as commercial use. The B-3 General Commercial District is located at gateways and along corridors into the city, uses in this district include general commercial, retail, business service and offices. The request to rezone this property would not affect the integrity of the neighborhood.

Conclusion / Recommendation: If the Council sees fit, a motion to introduce Resolution #21-53 would be in order for the property site located at 32273 124th Street NW, PID #01-004-1320.

CITY OF PRINCETON, MINNESOTA

RESOLUTION #21-53

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN AND ZONING MAP FOR NEWLY ANNEXED PROPERTY TO COMMERCIAL AT 32273 124TH STREET NW, PID #01-004-1320

WHEREAS, the property is described as:

That part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 35, Range 26, Sherburne County, Minnesota, described as follows: Beginning at the point of intersection of the East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, said Sherburne County, with the North line of said Southwest Quarter of the Northeast Quarter; thence Southerly, along said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, A DISTANCE OF 170.50 FEET; thence Easterly, parallel with said North line of the Southwest Quarter of the Northeast Quarter, a distance of 311.00 feet; thence Southerly, parallel with said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, a distance of 115.00 feet; thence Easterly, parallel with said North line of the Southwest Quarter of the Northeast Quarter, a distance of 66.00 feet; thence Northerly, parallel with said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, a distance of 285.50 feet to the point of intersection with said North line of the Southwest Quarter of the Northeast Quarter; thence Westerly, along said North line of the Southwest Quarter of the Northeast Quarter, a distance of 377.00 feet to the point of beginning. City of Princeton, Sherburne County. PID #01-004-1320

WHEREAS, the property is newly annexed into the City of Princeton; and

WHEREAS, the intent of B-3 General Commercial District is to create an area to serve the commercial and service needs of the general population; and

WHEREAS, there has been no changes in the character of the vicinity. The previous use was commercial; and

WHEREAS, the property site adjoins the B-3 District; and

WHEREAS, a public hearing was held by the Planning Commission on September 20, 2021 for the Rezoning and a public hearing was held on October 18, 2021 for the Future Land Use Plan of the Comprehensive Plan and Zoning Map and recommended approval of the rezoning to B-3 General Commercial District based on the following findings:

1. The proposal complies with the commercial use since the site is adjacent to commercial district.
2. The commercial use is compatible with present and future land use of the area.
3. The rezoning request will not constitute spot zoning of the property.

NOW, THEREFORE, BE IT RESOLVED that the following described that the City Council of the City of Princeton hereby authorizes the recording of the rezoning of Parcel #01-004-1320 at the Sherburne County Courthouse, Elk River, Minnesota.

ADOPTED by the Princeton City Council this ____ day of November, 2021.

This instrument was drafted by:

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

Thom Walker, Mayor

Attest:

Shawna Jenkins Tadych,
City Clerk