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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Rezoning the property site at 1300 7<sup>th</sup> Street North from B-3 District to R-3 District (FINAL READING)**  
DATE: August 5<sup>th</sup>, 2024

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### **REZONING APPLICATION REVIEW:**

#### **Background:**

Chad Heitschmidt, submitted an application to rezone his property at 1300 7<sup>th</sup> Street North from B-3, General Commercial Business District to R-3, Multiple Family Residential District.

#### **Analysis:**

The property has a single-family home on it for many years and the applicant would like to have it zoned residential. Mille Lacs County has this site classed as Residential/Single Unit.

*The intent of the B-3, General Business District is to create an area to serve the commercial and service needs of the general population. The objective is to provide services to both pedestrian and vehicular traffic and to accommodate those businesses which require large areas for off-street parking or generate substantial traffic originating from outside the community.*

*The intent of the R-3, Multi-Family District is to create a district for the construction and occupancy of multi-family type dwellings. The average density for this district is 7 to 16 units per acre.*

The property next door to this site is zoned R-3, Multi-Family Residential District where a single-family home is on the lot. The rezoning request would be appropriate for the site. The Future Land Use Map has the development designated as commercial. This designation will remain if the property owners in the future would want to have the site be used as commercial.

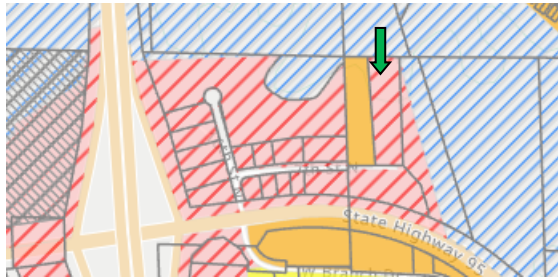
#### **Rezoning Review Standards:**

Many communities utilize the following factors as review standards in rezoning requests, which are being provided as information:



1. The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.
3. The proposed use conforms with all performance standards contained in this code.
4. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets servicing property.

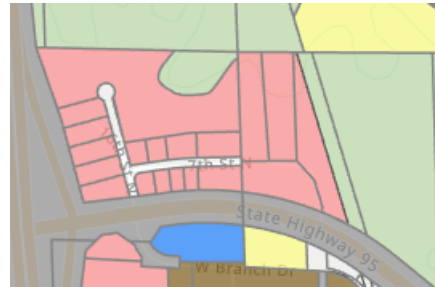
**Conclusion / Recommendation:**

The City Council held a first hearing on July 25<sup>th</sup>, 2024 and approved to move forward with the final reading of the rezoning of the site at 1300 7<sup>th</sup> Street North, PID #24-028-3500, from B-3, General Commercial Business District to R-3, Multiple Family Residential District. Staff recommends to the City Council approval of Ordinance #857.



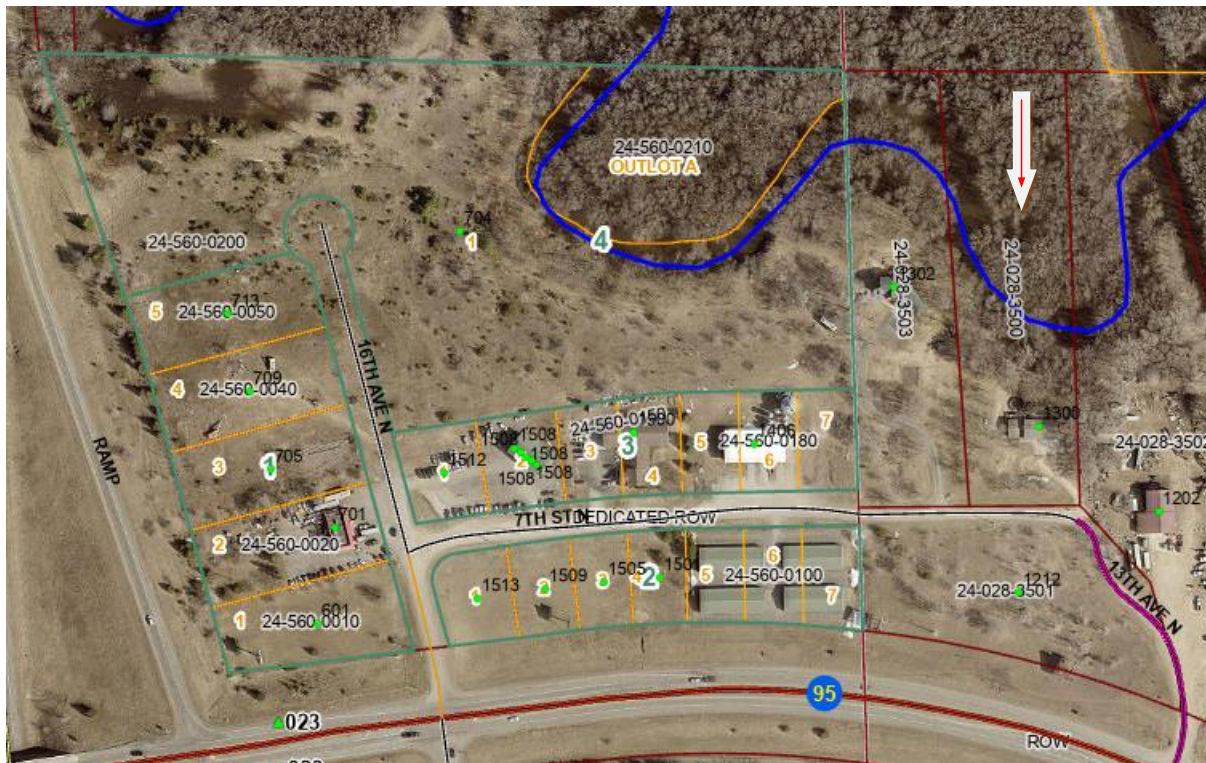
**Zoning Map:**

-  R-3 Multiple Family Residential
-  B-3 General Commercial Business



**Future Land Use:**

-  Commercial



**Property site identified with the arrow.**

**CITY OF PRINCETON, MINNESOTA**

**ORDINANCE #857**

**AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTY LOCATED AT  
1300 7<sup>th</sup> STREET NORTH, PID #24-028-3500 FROM B-3, GENERAL COMMERCIAL BUSI-  
NESS DISTRICT TO R-3, MULTIPLE FAMILY RESIDENTIAL DISTRICT**

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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 from B-3, General Commercial District to R-3, Multiple Family Residential District:

Parcel 8: That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 2 degrees 24 minutes 36 seconds East, assumed bearing, along the West line of said Northwest Quarter of the Southwest Quarter, a distance of 746.97 feet; thence North 88 degrees 20 minutes 10 seconds East a distance of 190.00 feet to the point of beginning of the property being described; thence continuing North 88 degrees 20 minutes 10 seconds East a distance of 190.00 feet; thence North 6 degrees 43 minutes 48 seconds West a distance of 741.36 feet, more or less, to the North line of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 49 minutes 42 seconds West, along said North line, to a point distant 162.19 feet east from said northwest corner of the Northwest Quarter of the Southwest Quarter; thence southerly to said point of beginning.

Subject to an easement for roadway and utility purposes over, under and across the South 30.00 feet thereof.

Together with an easement for ingress, egress and utility purposes over, under and across the South

30.00 feet of the following described property That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the northwest corner of said Northwest Quarter of the Southwest Quarter ; thence South 2 degrees 24 minutes 36 seconds East, assumed bearing, along the West line of said Northwest Quarter of the Southwest Quarter, a distance of 746.97 feet; thence North 88 degrees 20 minutes 10 seconds East a distance of 190.00 feet; thence northerly to a point on the North line of said Northwest Quarter of the Southwest Quarter distant 162.19 feet east from said northwest corner;

thence westerly along said North line a distance of 162.19 feet to said point of beginning.

**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 #857 amends the Zoning Map of the City of Princeton by rezoning to the property located at 1300 7<sup>th</sup> Street North, PID #24-028-3500 from B-3, General Commercial Business District to R-3, Multiple Family Residential District.*

**ADOPTED** by the Princeton City Council this 8<sup>th</sup> day of August, 2024.

This instrument was drafted by:

City of Princeton  
705 2<sup>nd</sup> Street North  
Princeton, MN 55371

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Thom Walker, Mayor

ATTEST:

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Shawna Jenkins Tadych, City Clerk