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## MEMORANDUM

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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 (FIRST READING) and Future Land Use Plan Amendment and Zoning Map Amendment**  
DATE: February 10<sup>th</sup>, 2022

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### **REZONING APPLICATION REVIEW:**

**Background:** The City Council approved the annexation on July 8<sup>th</sup>, 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.

**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.

**Rezoning Review Standards:** Many communities utilize the following factors as review standards in rezoning request, 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 Planning Commission held a public hearing on January 24<sup>th</sup>, 2022 and recommended approval to the City Council of the rezoning. If the Council sees fit, a motion to introduce Ordinance #819 would be in order. The property sites are PID#'s 90-009-1105, 90-009-1110, and 90-009-1106, to the RM-1, Residential Manufactured Housing District.



**Vacant land in blue and the two other sites are the Mobile Home Park**

*The Resolution for the Future Land Use Amendment and Zoning Map Amendment will be at the February 24<sup>th</sup>, 2022 Council meeting. Informational only at this time.*

**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.

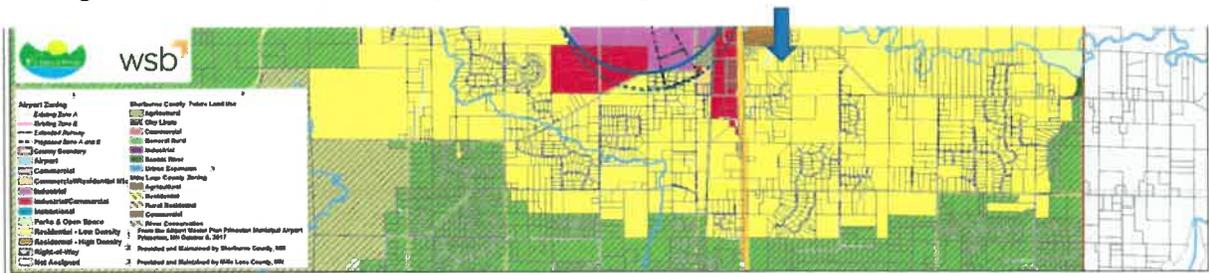
**FUTURE LAND USE CATEGORIES**

**Residential – Low Density**

This land use designation is intended to provide for existing housing stock and those new areas of housing in the City with the lowest density available. Densities will range between 1- 3 dwelling units per acre. Typical housing styles for these areas will have direct entry into each unit and includes detached single-family and duplex/twin homes.

**Residential – High Density**

This district allows for the highest density housing development in the City at 4 to 25 dwelling units per acre gross. Housing style for these areas will range from townhomes and manufactured housing on a smaller scale up to apartment buildings or condominiums developments on a larger scale. [Site](#)



**Conclusion / Recommendation:** The Planning Commission held a public hearing on January 24<sup>th</sup>, 2022 and recommended approval to the City Council to designate the Future Land Use Plan of the Comprehensive Plan and Zoning Map Amendment to High Density based on the following factors:

1. The proposal complies with the Residential – High Density; and
2. The Residential - High Density is compatible with present and future land uses of the area.

A resolution will be presented to the City Council at their February 24<sup>th</sup>, 2022 meeting for the City Council's review.

**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**

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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 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 24<sup>th</sup> day of February, 2022.

This instrument was drafted by:

City of Princeton  
705 2<sup>nd</sup> 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