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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Rezoning to remove the portion of D-1, Airport Zoning and have the full property be zoned R-3, Multiple Family Residential District at 1701 First Street, PID #24-032-2200 (FINAL READING)**  
DATE: May 31st, 2023

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### **Background:**

The City of Princeton, in 2018, adopted a new Airport Master Plan. This Plan removed the crosswind runway from future development plans of the airport. The City's Airport Ordinance, adopted in 1978, reflects two runways. The City held a Joint Planning Board meeting with Mille Lacs County, Sherburne County, Baldwin Township, Blue Hill Township, Greenbush Township, and Princeton Township on April 10<sup>th</sup>, 2023 for the Public Hearing. The approval of the Airport Zoning Ordinance Amendment has been sent to the State for final approval.

### **Analysis:**

With the removal of the crosswind runway, the parcel sections that had the Airport overlay on them will no longer be impacted by the provisions of the crosswind runway. The final step is to remove the D-1, Airport Zoning designation from the Zoning Map and Future Land Use Map. There is a total of four property sites the Airport Zoning designation will be removed from. Each property site will have its own public hearing and Resolution. The four sites are PID's #24-032-2200, #24-032-1100, #24-032-3202, and #24-032-0800.

The property site of #24-032-2200 is owned by John Stenslie. Mr. Stenslie supports the removal of the D-1, Airport designation and has signed the Rezoning application. This property site is currently zone R-3, Multiple Family Residential with a southeast corner having the designation of D-1 Airport. The full property will be designated R-3 Residential Zoning. The Future Land Use Map has the site designated as High Density Residential and that will remain.

### **Amendment Review Standards:**

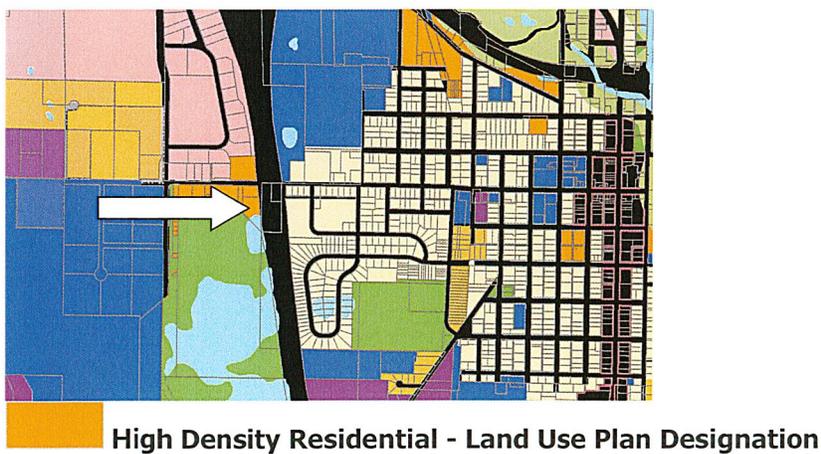
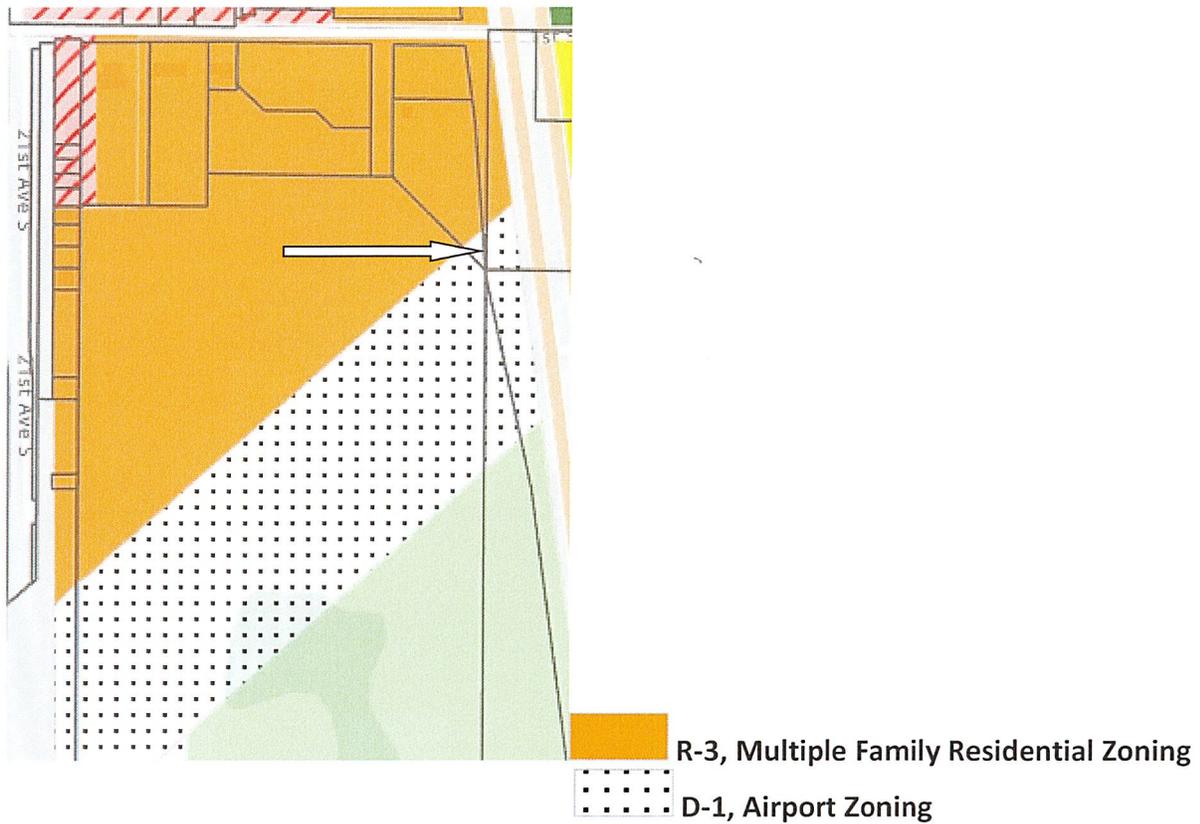
The Zoning Ordinance does not outline specific factors upon which a proposed amendment should be considered; therefore, staff is providing the following factors, which are common review standards from other ordinances;

1. The proposed action has been considered in relation to the specific policies and provisions of 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 serving the property.

**Conclusion / Recommendation:**

The City Council held the first reading on May 25<sup>th</sup>, 2023 for the rezoning of the property site, 1701 First Street, PID #24-032-2200 to remove D-1, Airport Zoning designation area and have the full property zoned R-3, Multiple Family Residential. Staff recommendation is to approve Ordinance #836.



**CITY OF PRINCETON, MINNESOTA**

**ORDINANCE #836**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PRINCETON BY REMOVING THE D-1, AIRPORT ZONING DESIGNATION FOR THE PROPERTY SITE OF 1701 FIRST STREET, PID #24-032-2200 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 of City of Princeton, Mille Lacs County, PID #24-032-2200, Legal Description: A tract of land situate in the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the East line of said Southwest Quarter of Northeast Quarter where the South right-of-way line of Old State Highway #95 (also known as 1st Street) intersects said East line, at a point approximately 44.53 feet South of the northeast corner of said Southwest Quarter of Northeast Quarter; thence continue West on said South right-of-way line of said Old State Highway #95, a distance of 260 feet; thence South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 148.5 feet to the point of beginning; thence continuing South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 213.53 feet; thence angle 45 degrees southeast to the East line of said Southwest Quarter of Northeast Quarter; thence North along the East line of said Southwest Quarter of Northeast Quarter to a point due East and approximately 260 feet East of the point of beginning; thence angle West 90 degrees to the point of beginning, being approximately 260 feet; according to the United States Government Survey thereof and situate in Mille Lacs County, Minnesota. EXCEPT any part thereof lying within the premises described in Document #205252 as recorded in the office of the Mille Lacs County Recorder, which excepted portion is more particularly described as follows: That part of the Southwest Quarter of the Northeast Quarter, Section 32, Township 36, Range 26, described as follows: Commencing at the intersection of the West line of said Southwest Quarter of Northeast Quarter and the South line of State Highway No. 95; thence easterly, along said South line of State Highway No. 95, a distance of 550 feet; thence southerly, parallel with said West line, a distance of 148.5 feet to the point of beginning of the land to be described; thence southerly, parallel with said West line a distance of 213.53 feet; thence easterly, parallel with said South line, a distance of 510 feet; thence northerly, parallel with said West line, a distance

of 213.53 feet; thence westerly, parallel with said South line, a distance of 510 feet to said point of beginning; and except Parcel 5, State Highway Right of Way Plat No. 48-1 on file and of record in the office of the Register of Deeds in and for Mille Lacs County, Minnesota.

**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 #836 amends the Zoning Map of the City of Princeton by removing the D-1, Airport Zoning Designation for the property site of 1701 First Street, PID #24-032-2200 to R-3, Multiple Family Residential District.*

**ADOPTED** by the Princeton City Council this 6<sup>th</sup> day of June, 2023.

This instrument was drafted by:

City of Princeton  
705 2<sup>nd</sup> Street No.  
Princeton, MN 55371

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Thom Walker, Mayor

Attest:

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Shawna Jenkins Tadych, City Clerk