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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Rezoning PID #24-032-3202 to remove the portion of D-1, Airport Zoning and C-1, Conservation area and have the full property be zoned R-3, Multiple Family Residential District, and amend the Future Land Use Map from Park & Open Space to High Density Residential (FINAL READING)**  
DATE: May 31<sup>st</sup>, 2023

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### **REZONING APPLICATION REVIEW:**

#### **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 #24-032-3202 is forfeited property. At this time, the property cannot be built on because it is in the wetlands. This property site is currently zoned C-1, Conservation with a portion designated D-1, Airport. The property will be rezoned to R-3, Multiple Family Residential with the D-1, Airport area and C-1, Conservation Zoning removed. The Future Land Use Map has the designation as Park & Open Space and this will be amended to High Density Residential. If in the future there is a possibility an area of the land is buildable, the proposed rezoning would coincide with the adjoining property.

#### **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

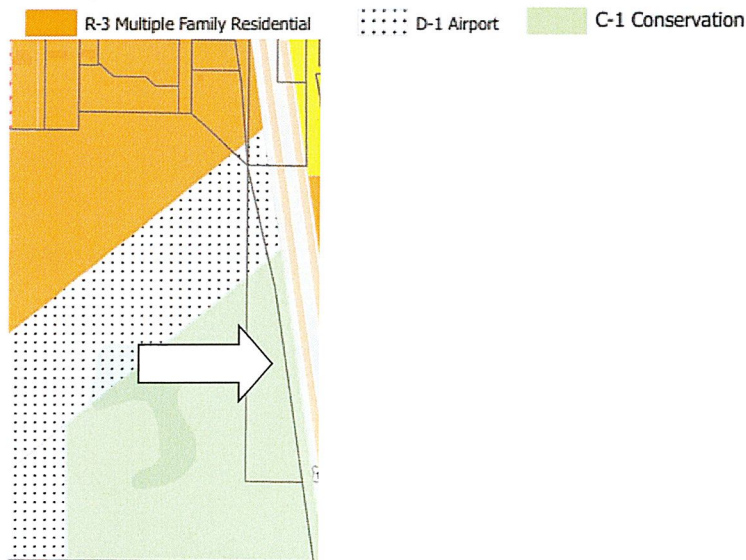
and has been found to be consistent with the official City Comprehensive Plan.

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 had the first reading on May 25<sup>th</sup>, 2023 and approved to move forward with the final reading of the rezoning of the property site, PID #24-032-3202 to remove D-1, Airport Zoning designation and the C-1, Conservation area and have the full property zoned R-3, Multiple Family Residential and amend the Future Land Use Map from Park & Open Space to High Density Residential. Staff recommendation to the City Council to approve Ordinance #837 and Resolution #23-37.

### **Zoning Map**



### **Future Land Use**



Reserved for Recording Purposes

**CITY OF PRINCETON, MINNESOTA  
ORDINANCE #837**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PRINCETON BY REMOVING  
THE D-1, AIRPORT ZONING DESIGNATION AND C-1, CONSERVATION ZONING FOR THE  
PROPERTY SITE OF PID #24-032-3202 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 Mille Lacs County, City of Princeton, PID #24-033-3202, Legal Description: That part of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying westerly of Parcel #7 of State Highway Right of Way Plat #48-1 on file and of record in the office of the Register of Deeds in and for Mille Lacs County, Minnesota and except the South 24 rods of Section 32, Township 36, Range 26, 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 #837 amends the Zoning Map of the City of Princeton by rezoning the property site in Mille Lacs County, PID #24-032-3202 to the 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

\_\_\_\_\_  
Thom Walker, Mayor

Attest:

\_\_\_\_\_  
Shawna Jenkins Tadych, City Clerk

CITY OF PRINCETON, MINNESOTA

RESOLUTION #23-37

**A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT FOR THE PROPERTY LOCATED IN MILLE LACS COUNTY, PID #24-032-3202 FROM PARK & OPEN SPACE TO HIGH DENSITY RESIDENTIAL**  
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**WHEREAS**, the property is described as: PID #24-032-3202, City of Princeton, Mille Lacs County, Legal Description: That part of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying westerly of Parcel #7 of State Highway Right of Way Plat #48-1 on file and of record in the office of the Register of Deeds in and for Mille Lacs County, Minnesota and except the South 24 rods of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota.

**WHEREAS**, intent of the R-3, Multiple Family Residential 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; and

**WHEREAS**, the property site is adjacent to High Density Residential designation, and with the proposed use this change from Park & Open Space to High Density Residential would be appropriate; and

**WHEREAS**, this property has also been rezoned to remove the portion of D-1, Airport Zoning and C-1, Conservation Zoning and have the full property be zoned R-3, Multiple Family Residential District because of the removal of the crosswind runway from the Airport Zoning Ordinance; and

**WHEREAS**, the Planning Commission met and held a public hearing after published and posted notice had been given, and a reasonable attempt was made to personal notice to all affected property owners, and all persons interested were given an opportunity to be heard on May 15<sup>th</sup>, 2023 and recommended approval of the Future Land Use Plan amendment and Zoning Map Amendment based on the following findings:

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

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Princeton does hereby approve the Future Land Use Plan Amendment and Zoning Map Amendment of the property located in Mille Lacs County, PID #24-032-3202.

**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