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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: Rezoning PID #24-032-0800 to remove the portion of D-1, Airport Zoning and C-1, Conservation Zoning designations 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 Residential High Density (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 #24-032-0800 is owned by Phoenix Capital, LLC and they have completed the Rezoning application. This property site is currently zoned R-3, Multiple Family Residential, C-1, Conservation, and D-1 Airport. The full property will be designated R-3 Residential Zoning with the Rezoning Amendment. The Future Land Use Map has the site designated as Park & Open Space and will be amended to High Density Residential.

#### Amendment Review Standards:

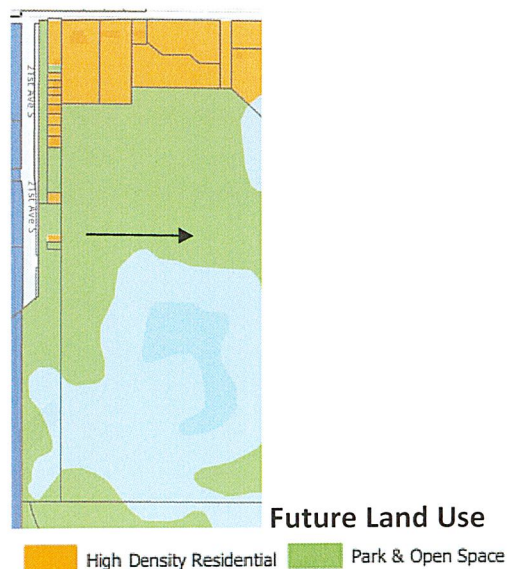
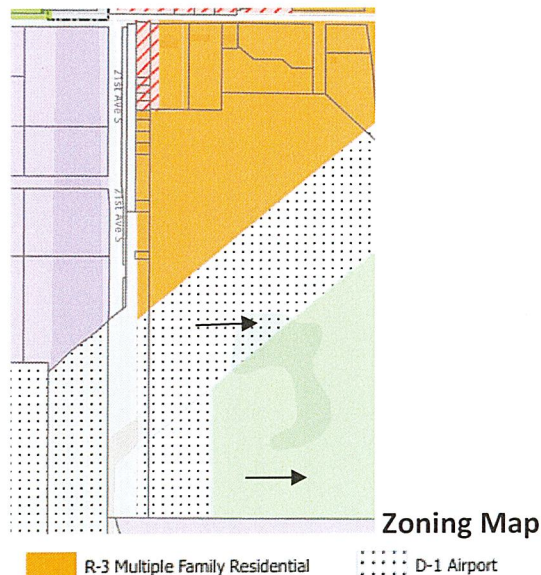
The Zoning Ordinance does not outline specific factors upon which a proposed amendment should be considered; therefore, staff is providing the following factors, which are common review standards from other ordinances;

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 hearing on May 25th, 2023 on the rezoning of the property site, PID #24-032-0800 to remove C-1, Conservation, and D-1, Airport Zoning designation areas 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 is to approve Ordinance #835 and Resolution #23-36.



**CITY OF PRINCETON, MINNESOTA**

**ORDINANCE #835**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PRINCETON BY REMOVING  
THE D-1, AIRPORT ZONING AND C-1, CONSERVATION ZONING DESIGNATIONS FOR THE  
PROPERTY SITE OF PID #24-032-0800 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 #24-032-0800, Proposed Remaining Parcel Description: That part of the South 24 rods of the Northeast Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying westerly of the westerly right of way line of State Highway No. 169.

AND

The Northwest Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.

AND

The Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.

Together with an easement for ingress, egress and utility purposes over, under and across a tract of land lying 66 feet westerly of the following described line: Commencing at the intersection of the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota and the south line of County State Aid Highway No. 31, formerly State Highway No. 95; thence easterly, along said south line of former State Highway, a distance of 550 feet; thence southerly, parallel with said west line, a distance of 148.5 feet; thence continue southerly, parallel with said west line, a distance of 213.53 feet; thence easterly, parallel with said south line, along a line to be herein known as "Line A", a distance of 510 feet to the point of beginning of the line to be described; thence northerly parallel with said west line, a distance of 362.03 feet to said south right of way line and there terminating said line. The side lines of said easement are to be prolonged or shortened to terminate on said south right of way line of County State Aid Highway and on said Line A.

EXCEPT THE FOLLOWING DESCRIBED EIGHT (8) TRACTS:

1. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 200 feet east of the point where the south line of said Trunk Highway 95 intersects the west line of said Southwest

Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 190 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 190 feet, more or less, to point of beginning.

AND

2. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of said Trunk Highway No. 95, 390 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet more or less to point of beginning.

AND

3. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 470 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

4. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 132 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of Southwest Quarter of the Northeast Quarter a distance of approximately 132 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

5. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence southerly and parallel with said west line of the Southwest Quarter of

the Northeast Quarter, a distance of 132 feet; thence east at right angles, a distance of 80 feet to the point of beginning; thence return along the last described line a distance of 80 feet; thence continue southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 230.03 feet; thence easterly and parallel with said south line, a distance of 510 feet; thence northerly and parallel with said west line, a distance of 362.03 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning.

AND

6. that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 260.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 260.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning.

AND

7. 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 No. 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 No. 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.

Together with an easement for all purposes over and across the following described tract, to-wit: A tract of land 15 feet wide commencing at the northwest corner of the above described tract and extending North a distance of approximately 148.5 feet to the South right-of-way line of said Old State Highway No. 95; also extending South from the said northwest corner of the above described tract a distance of approximately 100 feet. The said 15 foot easement is to lie West of the above described line.

AND

8. That portion taken for Right of Way of Highway 169 and Highway 95 (now known as County State Aid Highway No. 31).

**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 #835 amends the Zoning Map of the City of Princeton by rezoning the property site in Mille Lacs County, PID #24-032-0800 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

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Thom Walker, Mayor

Attest:

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Shawna Jenkins Tadych, City Clerk



**CITY OF PRINCETON, MINNESOTA  
RESOLUTION #23-36**

**A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE  
COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED IN  
MILLE LACS COUNTY, PID #24-032-0800, FROM PARK & OPEN SPACE TO HIGH  
DENSITY RESIDENTIAL**

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**WHEREAS**, the property is described as: City of Princeton, Mille Lacs County, PID #24-032-0800 PROPOSED REMAINING PARCEL DESCRIPTION: That part of the South 24 rods of the Northeast Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying westerly of the westerly right of way line of State Highway No. 169.

AND

The Northwest Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.

AND

The Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.

Together with an easement for ingress, egress and utility purposes over, under and across a tract of land lying 66 feet westerly of the following described line: Commencing at the intersection of the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota and the south line of County State Aid Highway No. 31, formerly State Highway No. 95; thence easterly, along said south line of former State Highway, a distance of 550 feet; thence southerly, parallel with said west line, a distance of 148.5 feet; thence continue southerly, parallel with said west line, a distance of 213.53 feet; thence easterly, parallel with said south line, along a line to be herein known as "Line A", a distance of 510 feet to the point of beginning of the line to be described; thence northerly parallel with said west line, a distance of 362.03 feet to said south right of way line and there terminating said line. The side lines of said easement are to be prolonged or shortened to terminate on said south right of way line of County State Aid Highway and on said Line A.

EXCEPT THE FOLLOWING DESCRIBED EIGHT (8) TRACTS:

1. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 200 feet east of the point where the south line of said Trunk Highway 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 190 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No 95; thence west along said south line of Trunk Highway No. 95 a distance of 190 feet, more or less, to point of beginning.

AND

2. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of said Trunk Highway No. 95, 390 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and

parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet more or less to point of beginning.

AND

3. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 470 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

4. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 132 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of Southwest Quarter of the Northeast Quarter a distance of approximately 132 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

5. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 132 feet; thence east at right angles, a distance of 80 feet to the point of beginning; thence return along the last described line a distance of 80 feet; thence continue southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 230.03 feet; thence easterly and parallel with said south line, a distance of 510 feet; thence northerly and parallel with said west line, a distance of 362.03 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning.

AND

6. that part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as



County State Aid Highway No. 31; thence West along the south line of said highway a distance of 260.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 260.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning.

AND

7. 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 No. 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 No. 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.

Together with an easement for all purposes over and across the following described tract, to-wit: A tract of land 15 feet wide commencing at the northwest corner of the above described tract and extending North a distance of approximately 148.5 feet to the South right-of-way line of said Old State Highway No. 95; also extending South from the said northwest corner of the above described tract a distance of approximately 100 feet. The said 15 foot easement is to lie West of the above described line.

AND

8. That portion taken for Right of Way of Highway 169 and Highway 95 (now known as County State Aid Highway No. 31).

**WHEREAS**, 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; and

**WHEREAS**, the property site is adjacent to Residential – High Density designation, and with the proposed use of the site, the change from Park & Open Space to Residential – High Density would be appropriate; 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 give 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 Residential – High Density; and
2. The Residential – High Density 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 properties located in Mille Lacs County, PID #24-032-0800.

**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