

---

## MEMORANDUM

---



TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Rezoning for the property located at 32273 124<sup>th</sup> Street Northwest (FIRST READING)**  
DATE: September 21<sup>st</sup>, 2021

---

**Background:** The applicants, Jeff Smith, Jon Smith, and Teresa Smith (Stout Storage, LLC) have applied for annexation into the city limits and the City Council is holding the second reading September 23, 2021 and with approval will forward the annexation to the State for final approval.

This property site that was previous known as Shipwreck is a corner lot located on the east side of 124<sup>th</sup> Street Northwest and south of 323<sup>rd</sup> Avenue Northwest. The Dairy Queen and Coborn's sites are north across 323<sup>rd</sup> Avenue Northwest and adjoining the property is a town-ship based commercial business east of the site and another south of the site.

### **Rezoning Application Review:**

This site was used for commercial and has been vacant for a few years. The new owners would like to continue the commercial use for a Brewer Taproom. The surrounding properties inside city limits (Dairy Queen, Coborn's and across Rum River Drive South are Caribou, McDonalds, Kwik Trip, and Mike's Discount Foods) all are B-3 General Commercial District.

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.

### **Future Land Use Plan (Comprehensive Plan)**

The Comprehensive Plan and Future Land Use Plan designates this area as commercial use. The request to rezone this property would not affect the integrity of the neighborhood. If the Planning Commission and City Council approve the zoning change to B-3 District, staff will amend the Zoning Map.

### **Conclusion / Recommendation for Rezoning:**

The Planning Commission held a public hearing on September 20, 2021 and recommended approval to the City Council of the rezoning. If the Council sees fit, a motion to introduce Ordinance 810 would be in order. The property site is located at 32273 124<sup>th</sup> Street Northwest, PID #01-004-1320, and the following conditions should be in place by the final reading on October 14, 2021:

1. The State approval of the annexation for this property site.
2. City Council approval of Ordinance #809 to allow the proposed use of Brewer Taproom.

**CITY OF PRINCETON, MINNESOTA**

**ORDINANCE #810**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PRINCETON BY  
REZONING THE NEWLY ANNEXED PROPERTY INTO THE CITY OF PRINCETON  
TO THE B-3, GENERAL BUSINESS DISTRICT, OF THE PROPERTY AT 32273 124<sup>TH</sup>  
STREET NW, PID #01-004-1320**

\*\*\*\*\*

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 to B-3, General Business District:

That part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 35, Range 26, Sherburne County, Minnesota, described as follows: Beginning at the point of intersection of the East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, said Sherburne County, with the North line of said Southwest Quarter of the Northeast Quarter; thence Southerly, along said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, A DISTANCE OF 170.50 FEET; thence Easterly, parallel with said North line of the Southwest Quarter of the Northeast Quarter, a distance of 311.00 feet; thence Southerly, parallel with said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, a distance of 115.00 feet; thence Easterly, parallel with said North line of the Southwest Quarter of the Northeast Quarter, a distance of 66.00 feet; thence Northerly, parallel with said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, a distance of 285.50 feet to the point of intersection with said North line of the Southwest Quarter of the Northeast Quarter; thence Westerly, along said North line of the Southwest Quarter of the Northeast Quarter, a distance of 377.00 feet to the point of beginning. PID #01-004-1320, City of Princeton, Sherburne County (32273 124<sup>th</sup> Street NW)

**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 #810 amends the Zoning Map of the City of Princeton by rezoning to the B-3, General Business District of subject property: That part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 35, Range 26, Sherburne County, Minnesota,*

*described as follows: Beginning at the point of intersection of the East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, said Sherburne County, with the North line of said Southwest Quarter of the Northeast Quarter; thence Southerly, along said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, A DISTANCE OF 170.50 FEET; thence Easterly, parallel with said North line of the Southwest Quarter of the Northeast Quarter, a distance of 311.00 feet; thence Southerly, parallel with said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, a distance of 115.00 feet; thence Easterly, parallel with said North line of the Southwest Quarter of the Northeast Quarter, a distance of 66.00 feet; thence Northerly, parallel with said East line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 71-2, a distance of 285.50 feet to the point of intersection with said North line of the Southwest Quarter of the Northeast Quarter; thence Westerly, along said North line of the Southwest Quarter of the Northeast Quarter, a distance of 377.00 feet to the point of beginning. PID #01-04-1320, City of Princeton, Sherburne County (32273 124<sup>th</sup> Street NW)*

**ADOPTED** by the Princeton City Council this 14<sup>th</sup> day of October, 2021.

---

Thom Walker, Mayor

Attest:

---

Shawna Jenkins Tadych,  
City Clerk