

ORDINANCE 2020-01
ZONING CLASSIFICATION DESIGNATION

WHEREAS, the City Council of the City of Walker, County of Cass, State of Minnesota, has petitioned for a zoning classification designation of the following property,

Legally described as:

The East Half of the Northeast Quarter (E ½ NE ¼) less that part of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) lying southerly of Township Road #19, and the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼), Section (20), Township One Hundred Forty Two (142), Range Thirty One (31), Cass County, Minnesota.

; and

WHEREAS, the property is abutting a rural area; and

WHEREAS, the character of the area and existing development trends are compatible with parcels in close proximity to the parcel of petition as well as conformance to the 2016 Comprehensive Plan; and

WHEREAS, a Public Hearing with due notification was held on Monday December 30th, 2019 at 6:00 pm at the Walker Fire Hall 701 Elm Avenue; and

WHEREAS, the criteria in the staff findings that determine initial zoning classifications and future land use district changes,

Based on the findings that:

- (1) This property is not known at this time as a designated natural sensitive area.
- (2) The present owner of said parcel is the City of Walker. Future development of this parcel is compatible with the proposed zoning designation; Rural Residential (RR). The purpose of this district is to provide low density rural residential development in rural portions of the city, outside the shore land zone and within areas of anticipated municipal growth for which such development is desired and most suitable. The primary use within the rural residential district is single-family residence but may also include agricultural, forestry, and those commercial enterprises intended primarily to serve nearby rural residence low intensity industrial light activities.

The proposed zoning designation meets compatibility requirements in that the tract is large enough at ±144 acres and that it is surrounded by Shingobee Township to the North, East and West. The Southerly portion of the property abuts both Shingobee Township and City of Walker; City of Walker is zoned as General Commercial.

- (3) Property is not classified as shore land.
- (4) The characteristic of this parcel is undeveloped property with no unusual features to affect zoning.
- (5) Property has standard vegetative cover.
- (6) In-water physical characteristics are not applicable.
- (7) Recreational use of surface water is not applicable.

- (8) The property has Road and service center accessibility; abutting Sautbine Rd NW on the South Side and East Side
- (9) The zoning designation of Rural Residential to this parcel is not contrary to the socio-economic needs of the public.
- (10) Public sewer and water are not required in the Rural Residential District per Walker City Code Section 109-150 Residential Performance Standards, (15) Rural Residential Performance standards:
 - g. Sewer/Septic on-site systems as permitted by Cass County with design of two systems for the property.
 - h. On site wells permitted.
- (11) The property is not known to have any significant historical or ecological value.
- (12) The zoning designation of Rural Residential is not seen to have any adverse effects on the surrounding properties. Its use is consistent with surrounding properties.
- (13) An alternative location is not an applicable factor given the circumstances.
- (14) The parcel is large enough on its own; the zoning designation would not create a condition of spot zoning.
- (15) The zoning designation aligns with the 2016 Comprehensive Plan

NOW THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Walker, County of Cass, State of Minnesota approves the Walker Planning Commission's recommendation to classify the above described parcel to **Rural Residential**

Adopted by the City Council of the City of Walker this ____ day of _____, 2020.

Jed Shaw, Mayor

Terri Bjorklund, City Administrator

Motion:
Second:
Moore:
Hansen:
Senenfelder:
Shaw:
Wilkening:

