

**ORDINANCE 2020-03
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:

TRACT D, REGISTERED LAND SURVEY NO. 74

; and

WHEREAS, the property is abutting land classified as PUBLIC; 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 March 30th, 2020 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 as a 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; Public (P). The purpose of this district is for Public uses of land not oriented towards recreation and open space. Typical uses may include federal, state, or local government offices, schools, or utilities.*
The proposed zoning designation meets compatibility requirements in that the tract is owned by the City of Walker and may be used for possible expansion of the sewer ponds.
- (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) *Not applicable.*
- (7) *Not applicable.*
- (8) *Property does not have direct access to a road; the southernmost part of Tract D has an easement for future expansion of Cass County Highway State Aid Highway No.37.*
- (9) *The zoning designation of Public to this parcel is not contrary to the socio-economic needs of the public.*
- (10) *The Tract would be intended for future expansion of the sewer ponds.*
- (11) *The property is not known to have any significant historical or ecological value.*

- (12) *The zoning designation of Public 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 will not create 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 **PUBLIC**

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:

