

ORDINANCE NO. _____

ORDINANCE REZONING APPROXIMATELY 2.39 ACRES OF LAND LOCATED SOUTH OF HIGHWAY 14 SE AT 4140 HIGHWAY 14 SE FROM MX-S (MIXED USE STREET-ORIENTED) TO MX-C (MIXED USE CENTER) AND AMENDING ORDINANCE NO. 4478, KNOWN AS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCHESTER, MINNESOTA.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Upon public hearing duly noticed and held, Ordinance No. 4478 as amended, known as the Unified Development Code of the City of Rochester, Minnesota, is hereby further amended as follows:

The Zoning Map of the City of Rochester as adopted by said Ordinance No. 4478 establishing the various zoning districts and boundaries thereof is amended by rezoning the following described lands to the district indicated:

MX-C

DESCRIPTION OF RECORD (Doc. A-1445248 Parcel 1)

All that part of the East 1/2 of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Four (4), in Township 106, Range 13, Olmsted County, Minnesota described as follows: Commencing for a place of beginning at a point in the South line of said NW1/4 which is 755.55 feet East of the Southwest corner thereof and running thence Northerly at a deflection of 90°32'40" measured from the East a distance of 499.65 feet to the center line of Trunk Highway No. 14, thence deflect to the right 94°02' along the

center of said trunk highway 297.49 feet, thence South parallel with the first described north and south line 481.36 feet to the South line of said NW1/4 and running thence West along said South line 296.78 feet to the place of beginning.

Section 2. EFFECTIVE DATE. This ordinance shall become effective upon the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 19th DAY OF February, 2025.

ATTEST:


CITY CLERK


PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 20th DAY OF February, 2025.




MAYOR OF SAID CITY