

ORDINANCE NO. _____

ORDINANCE REZONING APPROXIMATELY 38.88 ACRES OF LAND LOCATED EAST OF 60TH AVENUE NW AND APPROXIMATELY 500 FEET SOUTH OF KING ARTHUR ROAD NW, IDENTIFIED BY PIN# 075456, 078551, 073834, 075457, 078584, FROM R-1 (MIXED SINGLE FAMILY RESIDENTIAL) TO R-2 (LOW DENSITY RESIDENTIAL – SMALL LOT) 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:

R-2

That part of the Northwest Quarter of the Southwest Quarter of Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota, which lies easterly of the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 44 minutes 26 seconds East, assumed bearing, along the north line thereof, 501.62 feet to the most northerly corner of Lot 18, Block 1, KINGSBURY HILLS EIGHTH for the point of beginning of the line to be described (the next two courses are along the east line of said KINGSBURY HILLS EIGHTH); thence South 13 degrees 10 minutes 36 seconds West, 316.59 feet; thence South 00 degrees 06 minutes 08 seconds West, 541.27 feet to the southeast corner thereof; thence continue South 00 degrees 06 minutes 08 seconds West, 120.00 feet; thence South 89 degrees 53 minutes 52 seconds East, 330.48 feet; thence South 00 degrees 06 minutes 08 seconds West, 343.73 feet to the south line of said Northwest Quarter of the Southwest Quarter and there terminating.

AND

The Southwest Quarter of the Northwest Quarter of Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota, LESS that part thereof platted KINGSBURY HILLS 3rd, 6th, and 7th.

AND

That part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Beginning at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence north along the east line of said Southeast Quarter of the Northwest Quarter to the south line of KINGSBURY HILLS 7th (the next 5 calls follow the south line of KINGSBURY HILLS 7th), thence South 89 degrees 51 minutes 47 seconds West, 122.00 feet; thence South 00 degrees 08 minutes 13 seconds East, 46.00 feet; thence North 89 degrees 44 minutes 26 seconds West, 1088.51 feet; thence North 22 degrees 43 minutes 50 seconds West, 63.38 feet; thence South 68 degrees 50 minutes 43 seconds West to the west line of said Southeast Quarter of the Northwest Quarter; thence south along the said west line to the south line of said Southeast Quarter of the Northwest Quarter; thence east along said south line to the Point 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 _____

ATTEST: *Anne M. Kase*
CITY CLERK

Randy Schubert
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS _____



Randy Schubert
MAYOR OF SAID CITY

By Acting Mayor, Council President Ra