

ORDINANCE NO. _____

ORDINANCE REZONING APPROXIMATELY 5.48 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BANDEL ROAD N.W. AND OVERLAND DRIVE N.W. (PIN #078598), FROM MX-S (MIXED USE STREET) 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:

MXC

That part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 9; thence North 88 degrees 41 minutes 11 seconds East, assumed bearing, along the north line thereof, 725.10 feet to the northwest corner of BANDEL NORTH FIRST; thence South 01

degree 29 minutes 43 seconds East, along the west line thereof, 70.00 feet for the point of beginning; thence continue South 01 degree 29 minutes 43 seconds East, along said west line, 487.93 feet to the northeast corner of Lot 1, Block 5, in said BANDEL NORTH FIRST (the next five courses are along the northerly line of said Block 5); thence South 88 degrees 30 minutes 17 Seconds West, 87.40 feet; thence South 67 degrees 20 minutes 39 seconds West, 179.36 feet; thence South 45 degrees 07 minutes 16 seconds West, 180.24 feet; thence South 27 degrees 43 minutes 30 seconds West, 90.30 feet; thence North 50 degrees 07 minutes 24 seconds West, 55.53 feet to the most northerly corner of Lot 7, Block 5, in said BANDEL NORTH FIRST; thence South 88 degrees 57 minutes 43 seconds West, 110.00 feet; thence North 01 degrees 02 minutes 18 seconds West, 194.35 feet; thence northeasterly 219.13 feet along a nontangential curve, concave to the southeast, delta angle of 28 degrees 55 minutes 42 seconds, radius of 434.02 feet and a chord which bears North 41 degrees 11 minutes 57 seconds East, 216.61 feet to a point of reverse curvature; thence northeasterly and northerly 397.78 feet along a reverse curve, concave to the northwest, delta angle of 56 degrees 58 minutes 38 seconds, radius of 400.00 feet and a chord which bears North 27 degrees 10 minutes 30 seconds East, 381.59 feet; thence North 01 degree 18 minutes 49 seconds West, tangent to said curve, 30.00 feet; thence North 88 degrees 41 minutes 11 seconds East, 249.67 feet to the point of beginning.

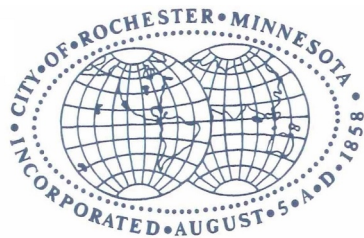
Section 2. EFFECTIVE DATE. This ordinance shall become effective upon the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 6th DAY OF October, 2025.

ATTEST: 
CITY CLERK


PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 7th DAY OF October, 2025.




MAYOR OF SAID CITY