

ORDINANCE NO. _____

ORDINANCE REZONING APPROXIMATELY 2.04 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF E. CENTER STREET AND 6TH AVENUE SE, IDENTIFIED BY PINS# 026571, 026572, 026573, 026574, 026575, 026576, 026578, 026579, 026580, 026581, 026582, 026583, 026585) FROM R-2x (LOW DENSITY RESIDENTIAL INFILL) TO R-4 (HIGH DENSITY RESIDENTIAL) 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-4

Parcel 1:

The West 55 feet of the East 271 feet of the North 180 feet of Lot Seven (7), School Section 36, Township 107 North, Range 14 West, Rochester, Olmsted County, Minnesota.

Parcel 2:

The North 130 feet of the West 33 feet of the East 66 feet of Lot Seven (7), State Subdivision of Section 36, Township 107 North, Range 14 West, Rochester, Olmsted County, Minnesota.

Parcel 3:

The North 130 feet of the West 75 feet of the East 141 feet of Lot Seven (7), State Subdivision of Section 36, Township 107 North, Range 14 West, Rochester, Olmsted County, Minnesota.

Parcel 4:

The South 50 feet of the North 180 feet of the West 108 feet of the East 141 feet of Lot 7, State Subdivision of Section 36, Township 107 North, Range 14 West, Rochester, Olmsted County, Minnesota.

Parcel 5:

The North 50 feet of the South 150 feet of the West 108 feet of the East 141 feet of Lot 7, State Subdivision of School Section 36, Township 107 North, Range 14, in the City of Rochester, Olmsted County, Minnesota.

Parcel 6:

The North 50 feet of the South 100 feet of the West 108 feet of the East 141 feet of Lot 7, State Plat of Section 36, Township 107 North, Range 14 West, in the City of Rochester, Olmsted County, Minnesota.

Parcel 7:

The North 180 feet of the West 75 feet of the East 216 feet Lot Seven (7), State Plat of School Section 36, Township 107 North, Range 14 West, Rochester, Olmsted County, Minnesota.

Parcel 8:

The East 63 $\frac{2}{3}$ feet of the West 75 feet of the South 57 feet of the North 280 feet of the East 216 feet of Lot 7, State Subdivision of Section 36, Township 107 North, Range 14 West, in the City of Rochester, Olmsted County, Minnesota.

And

Commencing 216 feet west and 203 feet South of the Northeast corner of Lot 7, State Subdivision of Section 36, Township 107 North, Range 14 West, in the City of Rochester, Olmsted County, Minnesota, for a place of beginning; thence South parallel to the East line of said lot, 20 feet; thence West parallel to the North line of said Lot, 89.9 feet, to the East boundary of River Drive as conveyed by deed recorded in Book 91 on Page 491; thence Southeasterly along the East line of said River Drive, 77 $\frac{1}{2}$ feet, to the North line of land conveyed by deed recorded in Book 111

on Page 555; thence East parallel to the North line of said Lot to a point 77 feet South and 11 1/3 feet East of the place of beginning; thence North parallel with the East line of said Lot 57 feet; thence East parallel to the North line of said Lot to a point 20 feet South and 25 feet East of the place of beginning; thence in a Northwesterly direction 32.35 feet to the place of beginning;

TOGETHER with the grant of perpetual right and easement as an appurtenance to the above described land in common with other owners of land in said lot along with the line thereof, the North 223 feet of the East 8 feet of the West 55 feet of the East 271 feet of said lot for a driveway and right to lay water, sewer, and gas pipes therein and to connect with and use those already therein in common with other owners.

Parcel 9:

Commencing at a point 141 feet West and 180 South of the Northeast corner of Lot 7, State Plat of Section 36, Township 107 North, Range 14 West for a place of beginning; running thence West 205.88 feet; running thence Southeasterly along Park Driveway to a point 43 feet South and 164.8 feet West of the place of beginning; running thence East 164.8 feet; running thence North 43 feet to the place of beginning; together with all of the rights and subject to all of the conditions set fourth in that certain Warranty Deed from Lizzy A. Dale and S.W. Dale to Emma Mae Zimmerman, recorded in Book 107 on Page 537, but excepting and reserving from said above described premises the following tract, viz: Commencing at a point 216 feet West and 203 feet South of the Northeast corner of Lot 7, State Subdivision of section 36, Township 107 North, Range 14 West; running thence South 20 feet; running thence East 25 feet; running thence Northwesterly 32.5 feet to the place of beginning; the above Lot 7 is in that State Plat of Section 36, Township 107 North, Range 14 West, Olmsted County, Minnesota.

Parcel 10:

Commencing 326 feet west of the Northeast corner of Lot Seven (7), School Section 36, Township 107 North, Range 14 West, in the City of Rochester, Olmsted County, Minnesota for a place of beginning, thence west a distance of 75 feet, thence South 50 feet, thence southeast to a point of 100 feet south of Center Street East which is 386 feet west of the east line of Lot 7, thence southeast to a point 135 feet south of the north line of Lot 7, and 368 1/2 feet west of the east line of Lot 7, thence east a distance of 42 1/2 feet, thence north to a place of beginning.

Parcel 1:

Commencing 271 feet West and 130 feet South of the northeast corner of Lot 7, State Subdivision of Sec-36-Town-107-Range-14, for a place of beginning, thence West 55 feet, thence South 5 feet, thence West 42 1/2 feet, thence Southeast to a point of 179.25 feet South of the North line and 346 feet West of the East line of said Lot 7, thence East 75 feet, thence North 49.25 feet to a place of beginning.

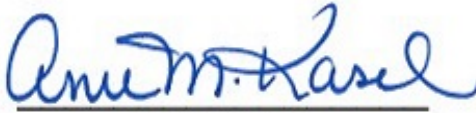
Olmsted County, Minnesota

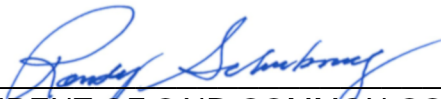
Parcel 2:

The West 55 feet of the East 326 feet of the North 130 feet of the Lot 7, State Subdivision, Section 36, Township 107, Range 14, in the City of Rochester, Olmsted County, Minnesota.

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 18th DAY OF February, 2026.

ATTEST: 
CITY CLERK


PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 20th DAY OF February, 2026.




MAYOR OF SAID CITY