

ORDINANCE NO. _____

ORDINANCE REZONING APPROXIMATELY 1.2 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF 7TH AVENUE SW AND CENTER STREET W FROM R-2x (LOW DENSITY RESIDENTIAL INFILL) TO R-3 (MEDIUM 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-3

Parcel 1:

Commencing at a point on the north line of Center Street West, 100 feet West of the East line of Outlot 9, CUMMING'S ADDITION TO ROCHESTER, Olmsted County, Minnesota, thence North 150 feet, thence East 50 feet, thence South to the North line of Center Street West, thence West to place of beginning.

Parcel 2:

The South 129 feet and 3 inches of that part of the West 50 feet of the East 150 feet of Outlot 9, CUMMINGS ADDITION TO ROCHESTER, Olmsted County, Minnesota, which lies North of Center Street West.

Parcel 3:

The East 60 feet of the West 180 feet of the South 150 feet of Outlot No. 9 in CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota.

Parcel 4:

The East Sixty (60) feet of the West One Hundred Twenty (120) feet of Outlot Nine (9) in CUMMINGS ADDITION TO ROCHESTER, less the North 113 1/4 feet in length, Olmsted County, Minnesota.

Parcel 5:

Commencing on the West line of the Outlot 9 of CUMMING'S ADDITION TO THE TOWN, NOW CITY OF ROCHESTER, where the North line of Center Street West, formerly West 5th Street, intersects said West line for a place of beginning; running thence East on the North line of said Center Street West a distance of 60 feet; running thence North parallel with the West line of said Outlot a distance of 150 feet; running thence West a distance of 60 feet; running thence South a distance of 150 feet to the place of beginning, Olmsted County, Minnesota.

Parcel 6:

The East 55 feet of Outlot 10, CUMMINGS ADDITION TO ROCHESTER, MINNESOTA, except the South 38 feet thereof and except the North 112 feet thereof, according to the recorded plat thereof now on file and of record in the office of the County Recorder within and for Olmsted County, Minnesota.

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

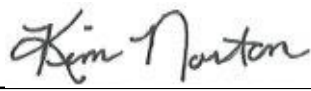
PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS _____ DAY OF _____, 2026.

ATTEST: 
CITY CLERK


PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS _____ DAY OF _____, 2026.




MAYOR OF SAID CITY