



Strikethroughs to be removed  
Underlines to be added

## Ordinance 22 - 09

### **An Ordinance Amending the Zoning Map of the City of Elk River , Minnesota, to Rezone Certain Property from Downtown District (DD) to Planned Unit Development (PUD)**

The City Council of the City of Elk River does hereby ordain as follows:

**SECTION 1.** That the duly adopted Zoning Map of the City of Elk River is hereby amended to rezone the property described on attached Exhibit A to Planned Unit Development (PUD):

**SECTION 2.** That the rezoning approved by this Ordinance is based on the following findings:

1. **The rezoning is consistent with the City of Elk River Land Use Plan adopted as part of the City of Elk River Comprehensive Plan .**
2. **The rezoning supports commercial development not otherwise allowed under strict application of the city 's zoning ordinance .**

**SECTION 4.** That this ordinance shall take effect upon adoption and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 18th day of April, 2022.

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John J. Dietz, Mayor

ATTEST:

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Tina Allard, City Clerk

## Exhibit A

### PARCEL 1:

LOTS 11 AND 12, BLOCK 1, VILLAGE OF ELK RIVER, SHERBURNE COUNTY, MINNESOTA ACCORDING TO THE DULY RECORDED PLAT THEREOF AND THOSE PARTS OF LOTS 9 AND 10, BLOCK 1, VILLAGE OF ELK RIVER, SHERBURNE COUNTY, MINNESOTA, ACCORDING TO THE DULY RECORDED PLAT THEREOF, LYING SOUTHWESTERLY OF A LINE 50.00 FEET SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE "A":

SAID LINE A BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 26 WEST OF THE FOURTH PRINCIPAL MERIDIAN, DISTANT 1355.85 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE RUN EASTERLY AT AN ANGLE 92 DEGREES 07 MINUTES 00 SECONDS FROM SAID WEST SECTION LINE (MEASURED FROM SOUTH TO EAST) FOR 145.30 FEET; THENCE DEFLECT TO THE RIGHT ON A 3 DEGREE 00 MINUTE 00 SECOND CURVE (DELTA ANGLE 28 DEGREES 21 MINUTES 00 SECOND) FOR 945.00 FEET; THENCE ON A TANGENT TO SAID CURVE FOR 1195 FEET; THENCE DEFLECT TO THE LEFT ON A 3 DEGREE 00 MINUTES 00 SECOND CURVE (DELTA ANGLE 26 DEGREES 01 MINUTE 00 SECONDS) FOR 867.20 FEET; THENCE ON TANGENT TO SAID CURVE FOR 690.90 FEET; THENCE DEFLECT TO THE RIGHT ON A 2 DEGREE 30 MINUTE 00 SECOND CURVE (DELTA ANGLE 39 DEGREES 13 MINUTES 00 SECONDS) FOR 1568.70 FEET; THENCE ON TANGENT TO SAID CURVE FOR 298.40 FEET; THENCE DEFLECT TO THE LEFT ON A 2 DEGREE 30 MINUTE 00 SECOND CURVE (DELTA ANGLE 13 DEGREES 18 MINUTES 00 SECONDS) FOR 532.00 FEET; THENCE ON TANGENT TO SAID CURVE FOR 500.00 FEET AND SAID LINE "A" THERE TERMINATING.

### PARCEL 2:

THE NORTH 20.00 FEET OF LOTS 1 AND 2, BLOCK 1, VILLAGE OF ELK RIVER, SHERBURNE COUNTY, MINNESOTA, ACCORDING TO THE DULY RECORDED PLAT THEREOF.

PROPERTY IS ABSTRACT