



~~Strikethroughs~~ to be removed
Underlines to be added

Ordinance 22-23

An Ordinance Amending the Zoning Map of the City of Elk River, Minnesota, to Rezone Certain Property from Single Family Residential RI-c to Highway Commercial C3

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 Highway Commercial (C3):

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, and updated, as part of the City of Elk River Comprehensive Plan.**

SECTION 3. That this ordinance shall take effect upon satisfaction of the conditions noted in Exhibit B and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 17th day of October, 2022.

John J. Dietz, Mayor

ATTEST:

Tina Allard, City Clerk

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Exhibit A

Outlot A, CHERRYHILL BLUFFS FOURTH ADDITION, Sherburne County, Minnesota

Exhibit B

1. The Land Use Amendment, to Highway Business (LU 22-03) shall be approved by the City Council.
2. Freestanding signage on the peninsula shall be limited to 10 feet tall and 12 feet wide.
3. Council approval of a boundary line adjustment/platted exemption combining the parcel with the abutting lot to the north.