

**CITY OF LONSDALE
RICE COUNTY, MINNESOTA**

ORDINANCE 2015-263

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
REZONING TEN (10) PARCELS/LOTS WITHIN WILLOW CREEK HEIGHTS 3RD ADDITION
FROM R-2A TO PUD-WCHV

Whereas, William Marquardt and Benjamin Peters, Property Owners/Applicants, requested that the following ten (10) lots, Subject Properties, be rezoned from “R-2A, Single Family Detached and Duplex Residential” to “PUD-WCHV, Planned Unit Development – Willow Creek Heights Villas”:

Lots 1, 2, 13, 14 Block 2, Willow Creek Heights 3rd Addition
Lots 12, 13, 14, 15, 16, 17 Block 3 Willow Creek Heights 3rd Addition; and

Whereas, on April 27, 2006, the Subject Properties were rezoned from “R-2, Single Family Detached Residential” to “R-2A, Single Family Detached and Duplex Residential” per Ordinance 2006-192; and

Whereas, on December 14, 2006, ten (10) nearby properties along Connecticut Drive SE, were also rezoned to R-2A per Ordinance 2006-192, then to a “Planned Unit Development (PUD)” designation per Ordinance 2006-204, and finally to PUD-WCHV per Ordinance 2008-225; and

Whereas, on March 19, 2015, the Lonsdale Planning & Zoning Commission held a public hearing and recommended approval to rezone the Subject Properties and amend the Official Zoning Map as requested by the Applicants, contingent upon the Applicants and City of Lonsdale entering into a PUD Agreement similar to the 2006 PUD Agreement (The Villas of Willow Creek Heights) referenced in Ordinance 2006-204, and recorded as Document No. 594025.

Now Therefore Be It Ordained, by the Lonsdale City Council, that:

1. the Official Zoning Map is amended as shown on **Exhibit A**.
2. Lots 1, 2, 13, 14 Block 2, Willow Creek Heights 3rd Addition and Lots 12, 13, 14, 15, 16, 17, Block 3 Willow Creek Heights 3rd Addition are hereby rezoned from "R-2A, Single Family Detached and Duplex Residential" to "PUD-WCHV, Planned Unit Development" in accordance with the terms described in the PUD Agreement between the City of Lonsdale and the Property Owners/Applicants, dated April 9, 2015.

This Ordinance shall be in full force and effective from and after its approval and publication.

Passed by the City Council of the City of Lonsdale, Minnesota, this 9th day of April, 2015.

CITY OF LONSDALE



Mayor Tim Rud

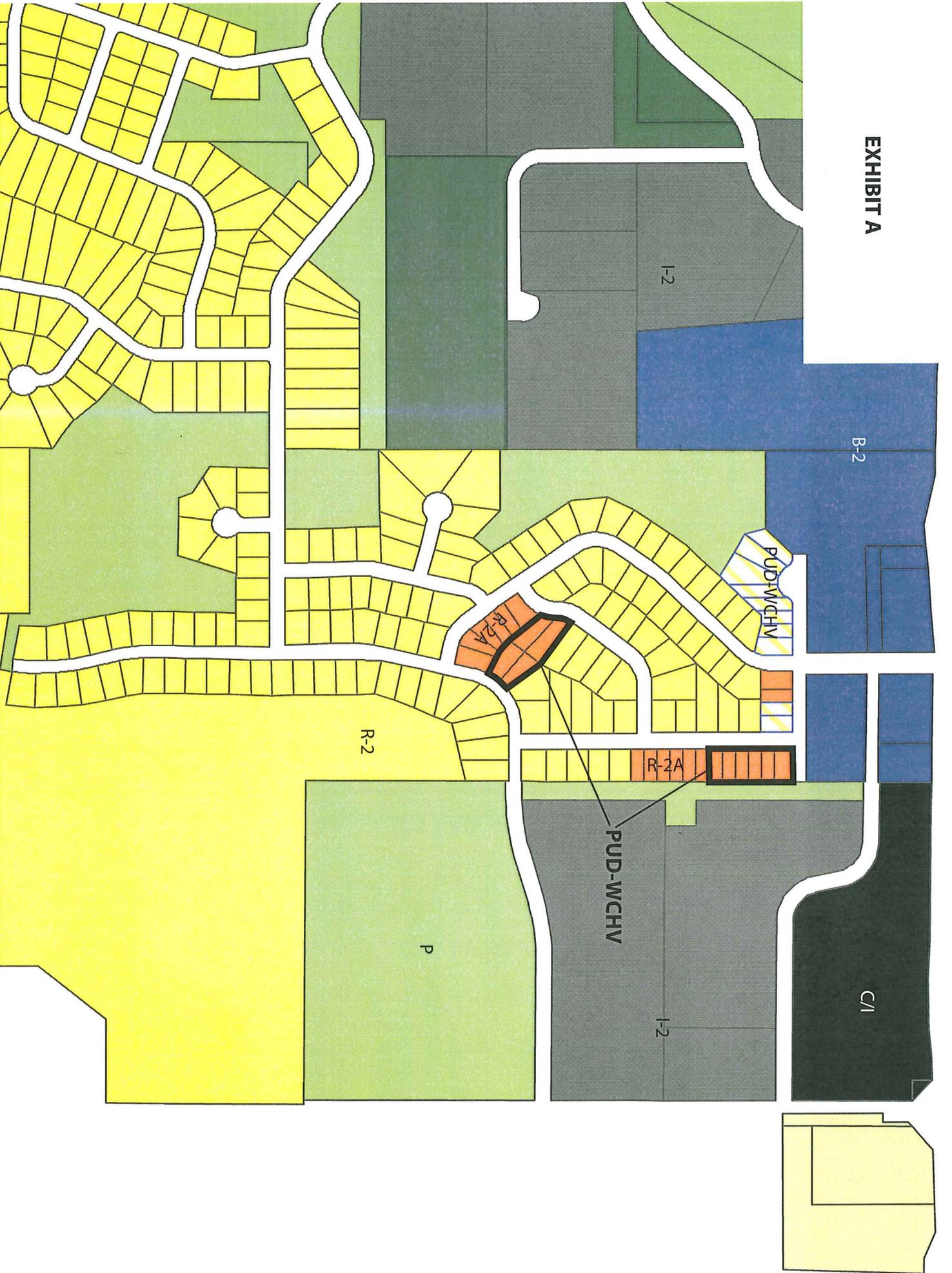
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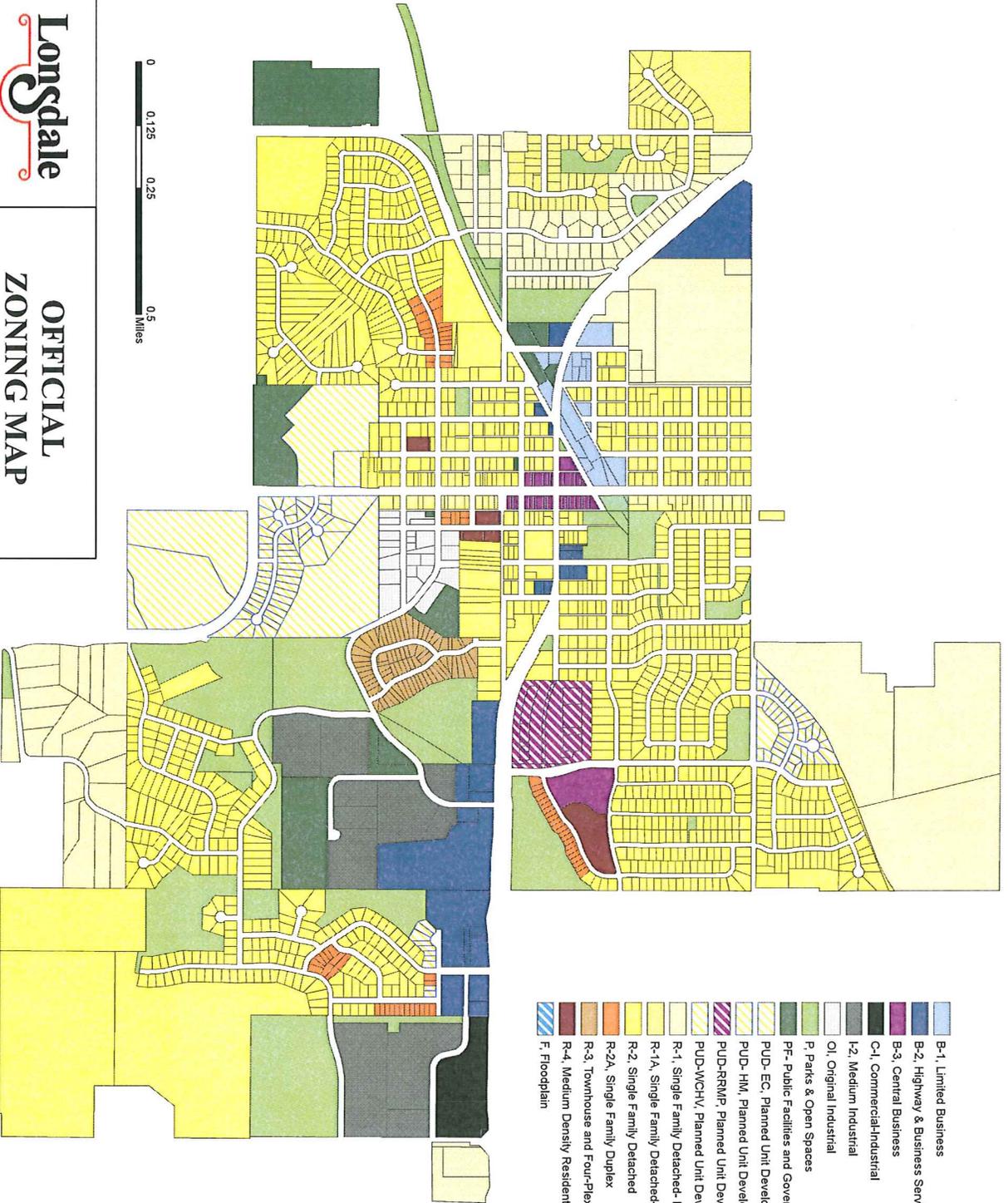


City Administrator Joel Erickson

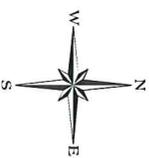
(SEAL)

EXHIBIT A





- B-1, Limited Business
- B-2, Highway & Business Service
- B-3, Central Business
- C-1, Commercial-Industrial
- I-2, Medium Industrial
- O1, Original Industrial
- P, Parks & Open Spaces
- PF, Public Facilities and Government
- PUD-EC, Planned Unit Development- Eagle Creek
- PUD-HM, Planned Unit Development- Harmony Meadows
- PUD-RRMP, Planned Unit Development- Rolling Ridge Market Place
- PUD-WCHV, Planned Unit Development- Willow Creek Heights Villas
- R-1, Single Family Detached- Large Lots
- R-1A, Single Family Detached- Medium Lots
- R-2, Single Family Detached
- R-2A, Single Family Duplex
- R-3, Townhouse and Four-Plexes
- R-4, Medium Density Residential
- F, Floodplain



Date	Description	Initials
7-30-14	Created	ED
12-9-14	Rezone (Ord. 2014-260)	BB