**ORDINANCE NO. 310, SECOND SERIES**

**CITY OF ST. FRANCIS**

**ANOKA COUNTY**

**AN ORDINANCE APPROVING REZONING APPROXIMATELY 1.2 ACRES AT 23040 PEDERSON DRIVE NW FROM R-3 TO B-2 – 2ND READING**

**WHEREAS,** City Staff requested a rezoning for the property legally described in Exhibit A on behalf of the property owner, First Baptist Church; and

**WHEREAS,** on February 15, 2023, after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon; and

**WHEREAS,** on February 15, 2023, at an official public hearing, the Planning Commission considered the applicant’s submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and made recommendations for consideration by the City Council; and

**WHEREAS,** on March 6, 2023 and May 15, 2023, the City Council has considered the proposed project and found that the project will not negatively impact the public health, safety, or welfare; and

**WHEREAS,** the rezoning to B-2 is consistent with the Comprehensive Plan designation for the site; and

**THE CITY COUNCIL OF THE CITY OF ST. FRANCIS, ANOKA COUNTY, MINNESOTA, ORDAINS:**

**Section 1**. The property legally described in Exhibit A is hereby rezoned from the R-3 High Density Residential District to the B-2 General Business District.

**Section 2.** The Zoning Map of the City of St. Francis referred to and described in Section 10-14-03 of the St. Francis City Code shall not be republished to show the aforesaid rezoning, but the Zoning Administrator or designee shall appropriately mark the Zoning Map on file in the City Clerk's office for the purpose of indicating the rezoning provided for in this ordinance and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

**Section 3.** This Ordinance shall take effect and be enforced from and after its passage and publication according to law.

Approved and adopted by the City Council this 15th day of May, 2023.

BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

SEAL Steven D. Feldman, Mayor

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Attest: Jennifer Wida, City Clerk

*Published in the Anoka County Union Herald \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_2023.*

DRAFTED BY:

**Hoisington Koegler Group, Inc.**

800 Washington Ave N, Suite 103

Minneapolis, MN 55401

**EXHIBIT A**

**Legal Description**

COMMERCIAL PROPERTY DESCRIPTION:

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Commencing at the Southeast Corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 26 minutes 32 seconds West assumed bearing along the East line of said Southeast Quarter of the Southeast Quarter a distance of 1184.74 feet to the centerline of Pederson Drive NW extended; thence South 89 degrees 34 minutes 35 seconds West along said centerline a distance of 247.50 feet; thence South 00 degrees 30 minutes 03 seconds West a distance of 52.99 feet to the Southerly Right of Way line of said Pederson Drive NW also being the point of beginning of the land to be described; thence South 00 degrees 26 minutes 32 seconds East a distance of 289.88 feet; thence South 89 degrees 34 minutes 41 seconds West a distance of 485.07 feet; thence North 00 degrees 39 minutes 31 seconds East a distance of 293.88 feet to said Southerly Right of Way line of Pederson Drive; thence East along said Southerly Right of Way line being a non-tangential curve concave to the north a distance of 121.96 feet, said curve having a radius of 1881.00 feet, a central angle of 03 degrees 42 minutes 56 seconds, and a chord that bears South 88 degrees 33 minutes 51 seconds East; thence North 89 degrees 34 minutes 41 seconds East tangent to last described curve a distance of 357.53 feet to the point of beginning.

Area = 139,956 sq. ft. or 3.21 acres