

TO: HONORABLE MAYOR AND CITY COUNCIL.

From: Samantha Meyer, Zoning Assistant  
Subject: Re-zoning Sandstone Ridge Lots, First Reading  
Date: November 17, 2017

**BACKGROUND:**

At the October 2017 Planning Commission meeting the Planning Commission instructed city staff to look into rezoning lots in the Sandstone Ridge development on Cedar Hills Drive and Bluff Drive up to Sandstone Road. The attached Exhibit A is a map depicting the lots.

The parcels are currently zoned Urban Reserve which allows for one home per 10 acres of land. Several parties have expressed interest in purchasing lots in this area for development of single family homes. Because there is already one home being built in the development no more homes may be built unless the area is rezoned.

The City of Cannon Falls Planning Commission held a public hearing on the re-zoning at its November 13, 2017 meeting and at a vote of 6-0 recommended approval of the re-zoning from Urban Reserve to Medium Density Residential (R-3).

**REQUESTED COUNCIL ACTION:**

The City Council is asked to approve the re-zoning of 16 lots in the Sandstone Ridge Development on Cedar Hills Drive and Bluff Drive from Urban Reserve to Medium Density Residential.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**ORDINANCE NUMBER 355  
SECOND SERIES**

**AN ORDINANCE AMENDING CHAPTER 152 OF THE CANNON FALLS CITY CODE,  
THE ZONING ORDINANCE CONCERNING THE ZONING MAP AND ZONING  
CLASSIFICATION FOR A SPECIFIC PROPERTY**

**THE CITY COUNCIL OF THE CITY OF CANNON FALLS ORDAINS:**

**Section 1.** The Zoning Map of the City of Cannon Falls shall hereby be amended to change the following zoning classification:

The following parcels shall be re-zoned from Urban Reserve (UR) to Medium Density Residential (R-3). All new uses shall be permitted pursuant to zoning district provisions.

|             |             |
|-------------|-------------|
| 52.455.0430 | 52.455.0350 |
| 52.455.0420 | 52.455.0340 |
| 52.455.0410 | 52.455.0270 |
| 52.455.0400 | 52.455.0280 |
| 52.455.0390 | 52.455.0290 |
| 52.455.0380 | 52.455.0300 |
| 52.455.0370 | 52.455.0310 |
| 52.455.0360 | 52.455.0320 |

Sandstone Ridge Lots 001, 002, 003, 004, 005, 006, 007, 008, 009 and 010 Block 005 AND Sandstone Ridge Lots 001, 002, 003, 004, 005 and 006 Block 004.

**Section 2.** The new zoning shall be effective immediately upon its passage and publication according to law.

**PASSED AND DULY ADOPTED** by the City Council of Cannon Falls this \_\_\_\_ day of \_\_\_\_\_, 2017 by the City Council of the City of Cannon Falls, Minnesota.

CITY OF CANNON FALLS

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Lyman M. Robinson, Mayor

ATTEST: \_\_\_\_\_  
Ronald S. Johnson, City Administrator

Exhibit A

