

**TO: HONORABLE MAYOR AND CITY COUNCIL.**

**FROM: SAMANTHA PIERRET, PLANNING COMMISSION COORDINATOR**

**SUBJECT: RE-ZONING CEDAR HILLS DRIVE LOTS**

**DATE: SEPTEMBER 10, 2019**

**BACKGROUND:**

Matthew and Sara Maki have requested a re-zoning of their property located at 6505 Cedar Hills Drive. The property consists of two lots which are proposed to be combined with an Administrative Subdivision upon approval of the re-zoning request. The lots are currently zoned Highway Business (B-2) District. This zoning does not permit mixed land use, in this case commercial and residential.

The property is currently used as a single family residence and chiropractic office and is therefore considered a non-conforming use in the B-2 District. An addition is proposed by the owners for the structure which has prompted the re-zoning request to allow for the expansion of a “non-conformity”. Limited mixed land use is permitted with an Interim Use Permit in the Medium Density Residential (R-3) District. Surrounding properties are currently zoned R-3 and re-zoning this property to R-3 seems reasonable.

The City of Cannon Falls Planning Commission held a public hearing on the re-zoning at its September 9, 2019 meeting and at a vote of 4-0 recommended approval of the re-zoning from a Highway Business (B-2) District to a Medium Density Residential (R-3) District.

**REQUESTED COUNCIL ACTION:**

The City Council is asked to approve the first reading of the Ordinance to rezone two lots on Cedar Hills Drive from Highway Business (B-2) District to a Medium Density Residential (R-3) District.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**ORDINANCE NUMBER 368  
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 DOES ORDAIN:**

**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 Highway Business (B-2) District to Medium Density Residential (R-3) District:

Cedar Hills Addition, Lot 6 Block 1 and the North 28 feet of Lot 5 Block 1 (PID's 52.720.0760 and 52.720.0750).

**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 \_\_\_\_\_, 2019 by the City Council of the City of Cannon Falls, Minnesota.

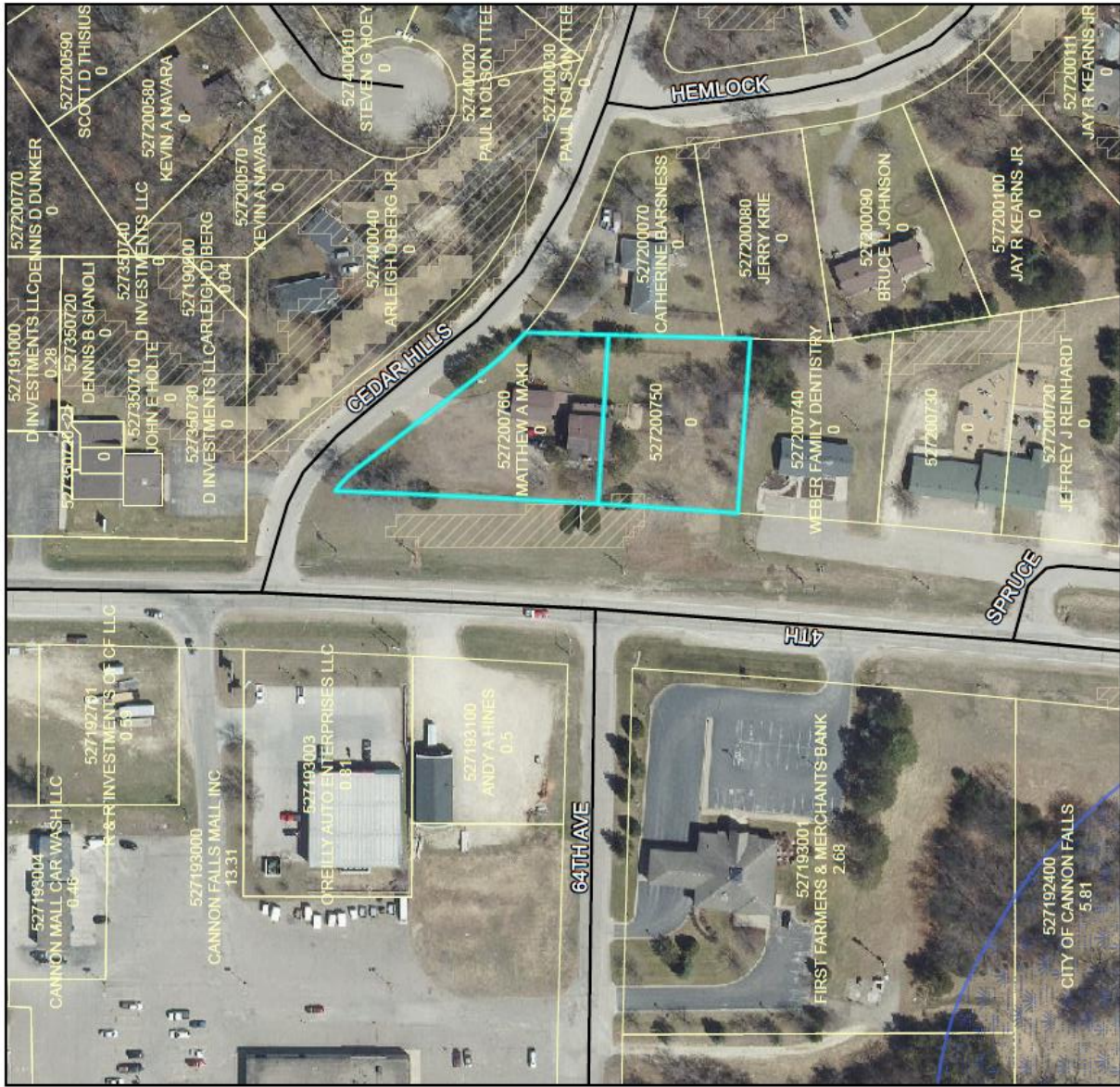
CITY OF CANNON FALLS

\_\_\_\_\_  
John O. Althoff, Mayor

ATTEST: \_\_\_\_\_  
David Maroney, City Administrator

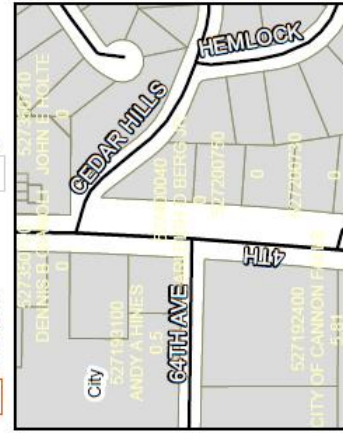
# SITE PLAN

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.



## Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope)
  - 20
  - 30
- FEMA Flood Zones
  - 2% Annual Chance
  - A
  - AE
  - AO
  - X



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2018 Aerial Imagery  
Map Created September, 2019 by Samantha Prient