

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**ORDINANCE NUMBER 379**

**AN ORDINANCE OF THE CITY OF CANNON FALLS, MINNESOTA AMENDING  
CITY CODE CHAPTER 152 REZONING PROPERTY AT 415 HICKORY DRIVE  
FROM B-2 TO R-4 PUD AND APPROVING FINAL PLANS**

WHEREAS, the City of Cannon Falls received an application from Keller-Baartman Properties, XIV, LLC (“Developer”) for rezoning and development of the property located at 415 Hickory Drive, Cannon Falls, MN, PID 527300010 and legally described as Lot 1, Block 1, McCannonball Subdivision (“Parcel”).

WHEREAS, the Parcel is currently zoned B-2, General Business District. Developer is requesting that the Parcel be rezoned R-4 PUD, High Density Residential District Planned Unit Development.

WHEREAS, the proposed project is a 79-unit low/moderate income apartment complex to include 24 efficiency units, 33 one bedroom units, 19 two bedroom units and 3 three bedroom units (“Project”).

WHEREAS, the Planning Commission considered a concept plan for the Project on August 9, 2021 and the City Council approved the concept plan on August 17, 2021.

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the development stage of the Project on September 13, 2021 and the City Council approved the development stage on September 21, 2021.

WHEREAS, the Planning Commission considered the requested rezone and the final plans for the Project on \_\_\_\_\_, 2021.

WHEREAS, the City Council considered the requested rezone and the final plans for the Project on \_\_\_\_\_.

WHEREAS, based upon the entire record, the City Council finds the Project is in compliance with the City of Cannon Falls Comprehensive Plan and the Zoning Code and finds that the Project will benefit the public welfare by providing needed low/moderate income rental housing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANNON FALLS HEREBY ORDAINS AS FOLLOWS:**

Section 1. The Parcel is hereby rezoned to R-4 PUD subject to all of the requirements of the R-4 Zoning District except for the following 5 exceptions:

<b>R-4 Requirement</b>	<b>Exception - Requirement for this Project</b>
No more than 10% studio units	No more than 30% studio units
Studio units must be at least 500 sq ft	Studio units must be at least 480 sq ft
Building cannot be more than 3 stories	Building cannot be more than 4 stories
Must provide 2.25 parking spaces per unit	Must provide 1.75 parking spaces per unit
Lot size must be 2,500 sq ft per unit	Lot size must be 1678 sq ft per unit

Section 2. The final plans for the Project dated \_\_\_\_\_ and the development agreement dated \_\_\_\_\_ are hereby approved.

Section 3. This ordinance shall become effective upon its passage and publication.

PASSED AND ADOPTED by the City Council of the City of Cannon Falls, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

\_\_\_\_\_  
Neil L. Jensen, City Administrator