

**CITY OF PINE ISLAND
GOODHUE AND OLMSTED COUNTIES
STATE OF MINNESOTA**

ORDINANCE NO. 172 SECOND SERIES

**AN ORDINANCE REZONING PROPERTY FROM AG AGRICULTURAL TO R-1
SUBURBAN RESIDENTIAL DISTRICT**

WHEREAS, the City of Pine Island, “the City”, is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, Xcel Energy, applicant, has submitted complete applications for a Minor Subdivision and Zoning Map Amendment for a Goodhue County Parcel Identification Number 68.740.0110, “the Property”; and

WHEREAS, the zoning map amendment is consistent with the City of Pine Island zoning and subdivision regulations and applicable laws and ordinances; and

WHEREAS, the Pine Island Planning & Zoning Commission held a public hearing on November 12th, 2024 to hear public testimony on the proposed zoning map amendment request; and

WHEREAS, upon the Planning & Zoning Commission review of the application information and taking public testimony, the Planning & Zoning Commission recommended approval of the zoning map amendment for PIN 68.740.0110 subject to the findings outlined in the City of Pine Island staff report and as listed below; and

WHEREAS, the Pine Island City Council has reviewed the application and City of Pine Island staff report and concurs with the findings and recommendations of the Pine Island Planning & Zoning Commission and City staff.

Zoning Map Amendment Findings for Approval:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan. **The official City Comprehensive Plan Map identifies this area as being low density residential. The low density residential classification includes both R-1 and R-2 zoning districts.**
2. The proposed use is or will be compatible with present and future land uses of the area. **The proposed use of essential services and infrastructure in the form of an electrical substation and transmission lines is a conditionally allowable land use.**
3. The proposed use conforms with all performance standards contained in this Code. **The proposed R-1 District performance standards will be met by the proposed use.**
4. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. **There are adequate existing public services that can accommodate the proposed use and will not overburden the City's service capacity.**

5. Traffic generation by the proposed use is within capabilities of streets serving the property. **The traffic generation by the proposed use is within the capabilities of existing and proposed streets serving the property.**

NOW, THEREFORE, the City Council of the City of Pine Island Minnesota does ordain as follows;

1. The Property, as described above, is hereby rezoned to R-1 Suburban Residential. The City Administrator is directed to revise the City's official zoning map to reflect the amendment made by this Ordinance.
2. This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

ADOPTED THIS 19TH DAY OF NOVEMBER 2024

David Friese, Mayor

Elizabeth Howard, City Administrator

MOTION:

SECOND:

AYES:

NAYS:

Published this ____ day of _____ 2024