

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of May 9, 2023

Rezoning Application 2023-001

Applicant: City of Breezy Point

Legal Desc: Lots 3, 4, & 5 Block 1 Whitebirch Sixteen

Property Address: XXXX White Overlook Drive

Property ID: 10080924, 10080925, 10080926

Current Zoning: R-2 Medium Density Residential

Applicable Code: §153.032, §153.038, §153.044

Request

Rezone Lots 3, 4, 5 Block 1 Whitebirch 16 R-2 to Public

Property

The property is located on White Overlook Drive. Approximately 425 +- feet North of intersection White Overlook and Shady Trail. The property is served by White Overlook and Public parkland abuts the rear of the land.

The City of Breezy Point acquired the lots in 2020. Prior to purchase by the city, the lots were Tax Forfeit, owned by Crow Wing County. The intended use for the lots was to combine them with the Public Parkland and complement the public uses of the parkland.

§153.032, §153.038, §153.044

R-2 Zone Parks and Historical sites – Conditional Use

P Zone Parks and Historical sites – Allowed Use

Findings:

- 1) Lots 3, 4, & 5 Block 1 Whitebirch 16 (the property) currently Zoned R-2.
- 2) The property abuts Public Zone land on rear lot lines.
- 3) The property is owned by the City – a public entity.
- 4) The intended use is public in nature (Parks).
- 5) Mailed & published Notice of Hearing was given.
- 6) Public Hearing was held May 9, 2023.

The Planning Commission may by Resolution choose to approve, deny, or modify the rezoning request. Said Planning Commission action shall be a recommendation to the City Council for final determination.