

ORDINANCE No. 01-2025

**AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF HINCKLEY**

WHEREAS, a petition for an amendment to the Zoning Ordinance was received from Mille Lacs Corporate Ventures (MLCV) for a change in zoning from General Business District (GBD) to Multiple Dwelling District (R-3) for all or portions of the properties identified by PID 40.0154.007, 40.0154.008, and 40.0154.009 Hinckley, Minnesota; and

WHEREAS, the property identified by PID 40.0154.007, 40.0154.008, and 40.0154.000 is owned by the applicant and legally described as follows:

SECT-25 TWP-041 RANGE-021 8.40 AC THAT PART OF NORTH 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 & NORTH 1/2 OF SOUTH 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 LYING ELY OF R/W OF HWY 35 EXC NORTH 300 FT OF EAST 310 FT OF NORTH 3/4 OF SE1/4 OF NE1/4. SUBJ TO & TOGETHER WITH EASE MICRO #385166

SECT-25 TWP-041 RANGE-021 4.70 AC SOUTH 1/2 OF SOUTH 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHEAST 1/4; NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHEAST 1/4, LESS THE FOLL: 1) THAT PART ACQUIRED BY STATE OF MN FOR I-HWY 35 2) SOUTH 300 FT OF THAT PART OF N1/2 OF S1/2 OF SE1/4 OF NE1/4 LYING ELY OF I-HWY 35 SUBJ TO CO HWY 134 MICRO #385166

SECT-25 TWP-041 RANGE-021 8.04 AC SOUTH 300 FT OF THAT PART OF NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 LYING ELY OF I-HWY 35. MICRO #385287

WHEREAS, a public hearing was held by the Hinckley Planning Commission on Tuesday, April 22, 2025 following two weeks published notice as well as mailed notice to all property owners within 350 feet of said property; and

WHEREAS, findings of fact were presented and no comments from the public were heard at said public hearing; and

WHEREAS, the proposed zoning change appears to be consistent with the goals, objectives, and policies of the Comprehensive Plan; and

WHEREAS, the City recognizes that there is a need for additional housing options in the area as identified in the City of Hinckley Housing Study prepared by Community Partners Research, Inc. in 2018; and

WHEREAS, the rezoning of the property from GBD to R-3 will help to meet the need for additional housing options within the City; and

WHEREAS, multiple family development is compatible with the surrounding area and commonly located adjacent to commercial development; and

WHEREAS, the proposed rezoning accommodates the owners plans for future development of the property; and

WHEREAS, the Hinckley Planning Commission did not have a quorum to approve a recommendation following the findings of fact presented at the public hearing,

NOW THEREFORE, the City Council of Hinckley, Minnesota does hereby ordain that all or portions of the property identified by PID 40.0154.007, 40.0154.008, and 40.0154.009 and legally described above to be zoned as R-3 Multiple Dwelling District consisting of the areas described as “Parcel B” and “Parcel C” as show in the attached “Exhibit A”.

PASSED AND ADOPTED by the City Council of the City of Hinckley, Minnesota, this 13th day of May, 2025.

Don Zeman, Mayor

ATTEST:

Leaha Jackson, City Administrator

(City Seal)