

**CITY OF OAK PARK HEIGHTS
WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 2018-401-08**

**AN ORDINANCE AMENDING SECTION 401.20.B,
MAP OF THE ZONING ORDINANCE TO REZONE
PROPERTY AT 6143 OSGOOD AVENUE FROM R-3
MULTIPLE FAMILY RESIDENTIAL DISTRICT TO R-B
RESIDENTIAL BUSINESS TRANSITIONAL DISTRICT**

THE CITY COUNCIL OF OAK PARK HEIGHTS ORDAINS:

SECTION 1. The City Council of the City of Oak Park Heights has considered a request to rezone a parcel at 6143 Osgood Avenue from R-3 Multiple Family Residential District to R-B Residential Business Transitional District and makes the following findings and conclusions:

1. The subject property has been used as a combination of business and residential use for decades.

2. The City's Comprehensive Plan designates the property as Commercial Land Use, and the proposed rezoning is consistent with the official Comprehensive Plan.

3. The predominant land use along Osgood Avenue has been commercial and the change in zoning will not cause any adverse impact to residential neighborhoods.

4. Existing City services are sufficient to accommodate the proposed development.

5. The traffic generated by the proposed development is within the capabilities of the streets serving the area provided.

6. The Planning Commission, after holding a public hearing, recommended approval of the rezoning at their July 12, 2018 meeting.

SECTION 2: That Section 401.20.B Map of the Zoning Ordinance, City of Oak Park Heights, Minnesota, is hereby amended to include the following:

The property at 6143 Osgood Avenue North shall be rezoned from R-3 Multiple Family Residential District to R-B Residential Business Transitional District. The real property affected by said application is legally described as follows, to wit:

Washington County GEO Code: 33.030.20.44.0029

Legal Description: ALL THAT PART OF LOTS 16, 17, 18 AND THE WEST 30.00 FEET OF LOT 19, BLOCK 3 MCMILLAN AND COOLEY'S ADDITION TO STILLWATER, ACCORDING TO MYRON SHEPARD'S PERFECTED PLAT OF THE CITY OF STILLWATER, DATED MAY 31, 1878, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF WASHINGTON COUNTY, MINNESOTA, LYING SOUTHERLY OF THE NORTH 60.00 FEET OF SAID LOTS, TOGETHER WITH ALL THAT PART OF VACATED EUGENE STREET LYING EASTERLY OF SOUTH FOURTH STREET, NORTHERLY OF BLOCK 6 OF SAID MCMILLAN AND COOLEY'S ADDITION TO STILLWATER, AND LYING WESTERLY OF A LINE BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID WEST 30.00 FEET OF LOT 19, BLOCK 3, AND RUNNING THENCE SOUTHERLY TO THE NORTHEASTERLY CORNER OF THE WEST 30.00 FEET OF LOT 12, OF SAID BLOCK 6, AND SAID LINE BEING DESCRIBED THERE TERMINATE. EXCEPTING THEREFROM ALL THAT PART THEREOF LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTH 12.00 FEET OF THE SOUTH 30.00 FEET OF SAID VACATED EUGENE STREET, AND LYING WESTERLY OF ALONG ?LINE A? DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH 12.00 FEET OF THE SOUTH 30.00 FEET OF VACATED EUGENE STREET, SAID POINT BEING 3.00 FEET EASTERLY OF A NORTHERLY EXTENSION OF THE WEST LINE OF LOT 15 OF SAID BLOCK 6; THENCE SOUTHERLY IN A STRAIGHT LINE, ALONG ?LINE A ? BEING DESCRIBED, TO A POINT ON THE SOUTH LINE OF LOT 16 OF SAID BLOCK 6, SAID POINT BEING 12.00 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, AS MEASURED ALONG SAID SOUTH LINE, AND SAID ALONG ? LINE A ? BEING DESCRIBED THERE TERMINATE BLOCK 3 LOT 16 SUBDIVISIONCD 2691 SUBDIVISIONNAME MC MILLAN AND COOLEY'S ADD BLOCK 3 LOT 17 SUBDIVISIONCD 2691 SUBDIVISIONNAME MC MILLAN AND COOLEY'S ADD BLOCK 3 LOT 18 SUBDIVISIONCD 2691 SUBDIVISIONNAME MC MILLAN AND COOLEY'S ADD BLOCK 3 LOT 19 SUBDIVISIONCD 2691 SUBDIVISIONNAME MC MILLAN AND COOLEY'S ADD

Physical Address: 6143 Osgood Ave. N.

SECTION 3. This Ordinance shall be in full force and effect upon its passage and publication.

PASSED this 24th day of July 2018 by the City Council of the City of Oak Park Heights.

CITY OF OAK PARK HEIGHTS

/s/ Mary McComber, Mayor

ATTEST: /s/ Eric A. Johnson, City Administrator

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