



# MEMORANDUM

DATE: October 12, 2020  
 TO: Chairperson Cauley, Members of the Planning Commission, and Administrator Meyer  
 FROM: Cynthia Smith Strack, Community Development Director  
 RE: Agenda Item 6.2: Official Zoning Map Update – Destination 2040

## GENERAL INFORMATION

The Metropolitan Land Planning Act requires the City’s official zoning map be consistent with planned land use contained in Destination 2040. Official zoning map updates require public hearing and Council approval. The Official Zoning Map will need to be amended to reflect floodplain map updates. As such is it presumed this is a good time to update the map for consistency with the 2040 Comprehensive Plan.

The following updates are proposed and illustrated on the attachment. For perspective, note there are 2,926 parcels in the corporate limits. Discussion regarding the approach to the map update is requested.

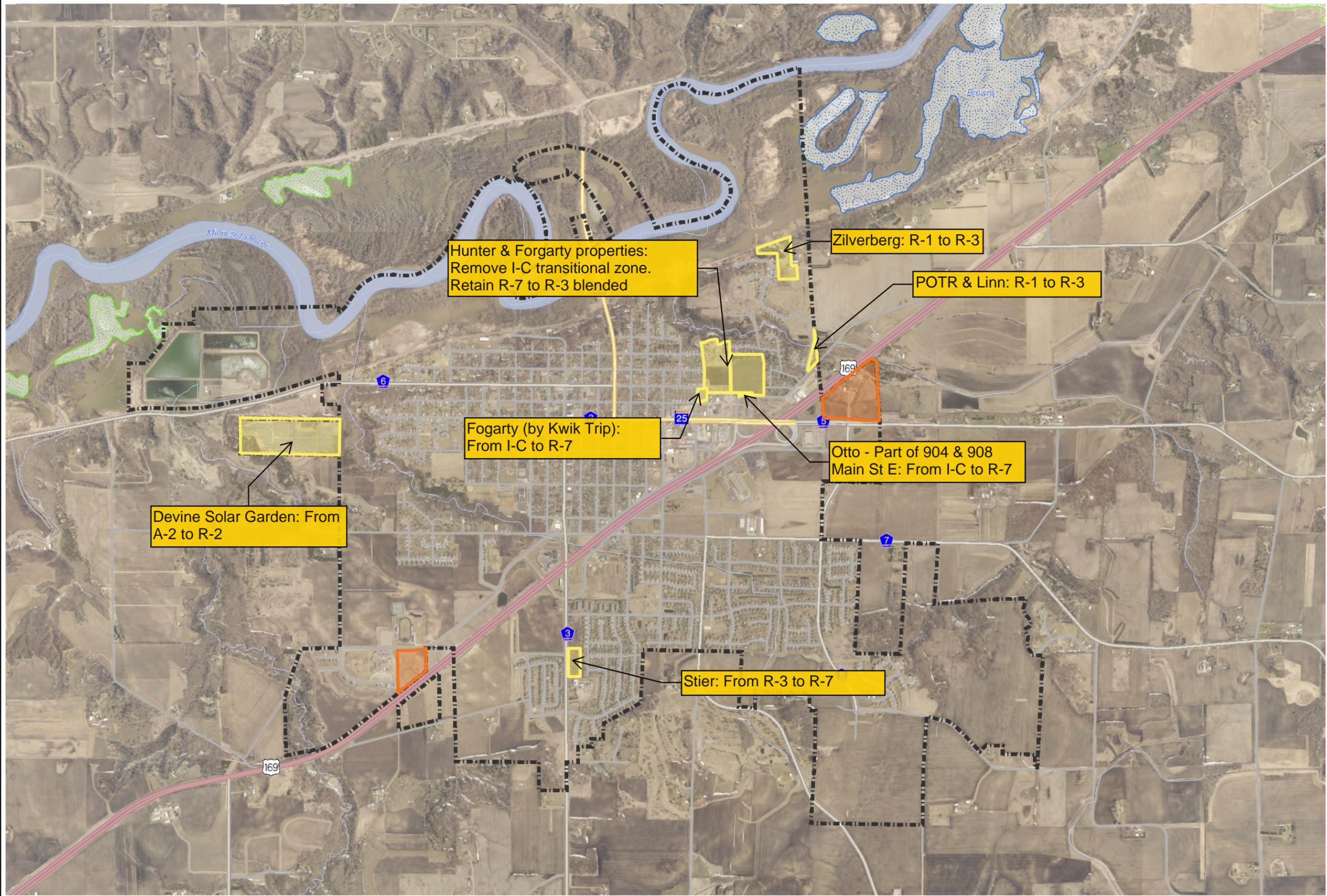
Property Owner	Address	PID	Existing Zoning	Proposed Zoning
Stier of BP	23661 Meridian	200690030	R-3 One & Two Family Residential	R-7 Mixed Housing
Devine Solar Field	NAA	209020110	A-2 Rural Residence	R-2 Single Family Low Density
John Fogarty	Aspen Lane	200520010	I/C Indust/Comm	R-7 Mixed Housing
Daniel Zilverberg	344 1 <sup>st</sup> St NE	209310031	R-1 SF Low Density Residential	R-3 One and Two Fam Residential
Kevin & Sandy Linn	127 1 <sup>st</sup> St NE	200380110	R-1 SF Low Density Residential	R-3 One and Two Fam Residential
Provence on the River	NAA	200780530	R-1 SF Low Density Residential	R-3 One and Two Fam Residential
Margaret Hunter	NAA	209060020	Blended: I/C, R-7, R-3	Blended R-7 Mixed Hsg & R-3 One & Two Fam Residential
John Fogarty Trust	NAA	209060080	Blended: I/C, R-7, R-3	Blended R-7 Mixed Hsg & R-3 One & Two Fam Residential
Lori & Dale Otto	P/O 904 Main St E, north of Old Hwy 169	P/O 200390041	I/C	R-7 Mixed Housing District
Lori & Dale Otto	P/O 908 Main St E, north of Old Hwy 169	P/O 200390051	I/C	R-7 Mixed Housing District

**ACTION**

The Planning Commission is to discuss approach to map amendment. Individual notification of rezoning to property owners or comprehensive map amendment. The issue will also be discussed at a future City Council work session.

**Legend**

- City Limits
- Roads
  - US Highway
  - State Highway
  - Ramp
  - County Highway
  - Local Road
- Minnesota River
- Protected Waters
  - Public Water Basin
  - Public Water Wetland
- Protected Waters - Watercourse
- Boundary
- Footprint
- Image
  - Red: Red
  - Green: Green
  - Blue: Blue



Hunter & Forgarty properties:  
Remove I-C transitional zone.  
Retain R-7 to R-3 blended

Zilverberg: R-1 to R-3

POTR & Linn: R-1 to R-3

Fogarty (by Kwik Trip):  
From I-C to R-7

Otto - Part of 904 & 908  
Main St E: From I-C to R-7

Devine Solar Garden: From  
A-2 to R-2

Stier: From R-3 to R-7

0 2,107 Feet

**Zoning Map Updates**



**Disclaimer:**  
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.