

Ordinance 1010
ORDINANCE REZONING THE PROPERTIES AT 1115, 1127, 1133, 1137, 1143 AND
1155 COUNTY ROAD B EAST FROM R-1, SINGLE DWELLING RESIDENTIAL
DISTRICT, TO M-1, LIGHT MANUFACTURING

The City Of Maplewood, Minnesota Ordains:

Section 1.

1.01 The properties at 1115, 1127, 1133, 1137, 1143 and 1155 County Road B East are hereby rezoned from R-1, single dwelling residential district, to M-1, light manufacturing.

1.02 The properties are legally described as:

PIN: 092922430011 – Block 9, except the Easterly 594 feet and Westerly 104 feet thereof, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430010 – Block 9, except the Easterly 594 feet and Westerly 104 feet thereof, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430009 – The West 62 ft. of the East 594 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430008 – The West 52 ft. of the East 532 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430007 – The West 171 ft. of the East 480 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430006 – The West 147 ft. of the East 309 ft. of Block 9, Clifton Addition, Ramsey, County, Minnesota.

Section 2.

2.01 This ordinance is based on the following findings:

1. The rezoning to M-1, light manufacturing would result in a development compatible with the existing surrounding development type and intensity.

2. The rezoning would be consistent with the intent of the zoning ordinance and the comprehensive guide plan.
3. The rezoning would be consistent with the public health, safety, and welfare.

2.02 This ordinance is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans:
 - a. Site plan, date-stamped February 6, 2020.
 - b. Design plans, date-stamped December 24, 2019.
2. Metropolitan Council approval of Resolution No. 20-03-1790 for a comprehensive plan amendment approved by the Maplewood City Council on March 9, 2020.
3. The development must further comply with all conditions outlined in City Council Resolution No. 20-03-1791 for a conditional use permit amendment, setback variances and shoreland overlay variance approved by the Maplewood City Council on March 9, 2020.

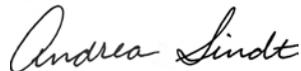
Section 3. This ordinance is effective upon publication in the city's official newspaper.

Approved by the city council of the City of Maplewood, Minnesota, on March 9, 2020.

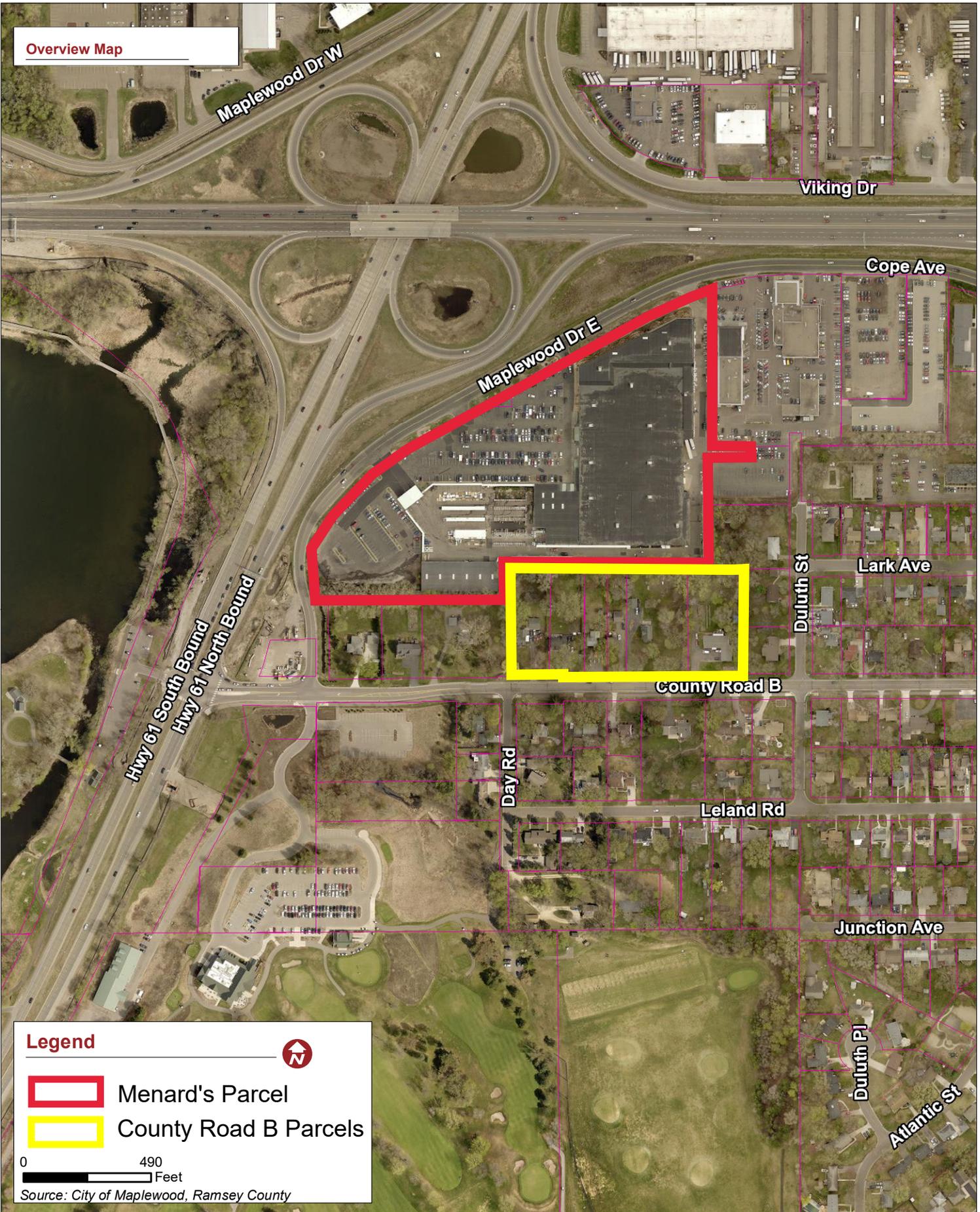


Marylee Abrams
Mayor

Attest:



Andrea Sindt
City Clerk





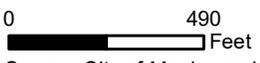
2040 Future Land Use Map

Legend

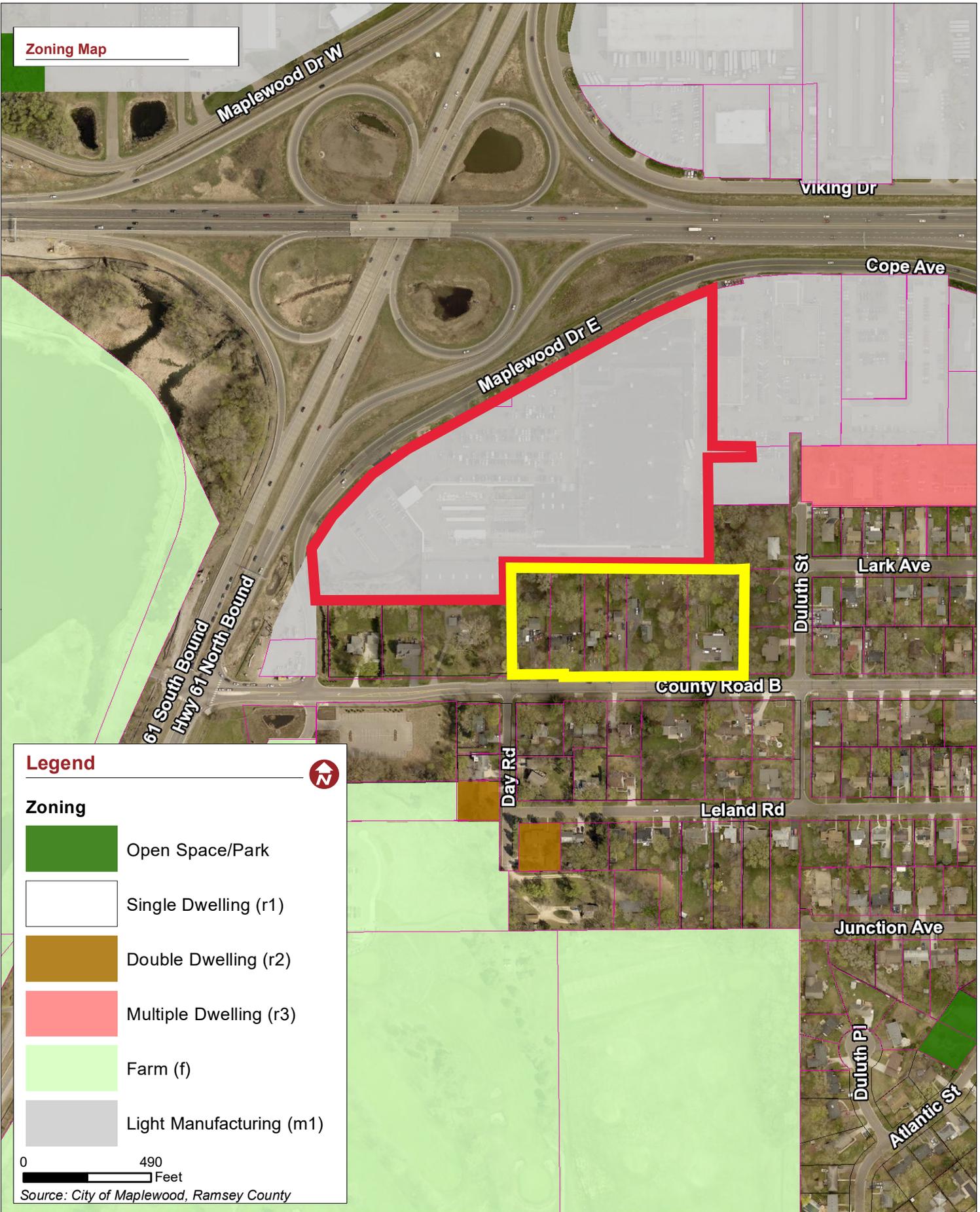


Future Land Use - 2040

-  Low Density Residential
-  High Density Residential
-  Mixed-Use - Community
-  Commercial
-  Open Space
-  Park



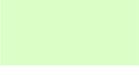
Source: City of Maplewood, Ramsey County



Zoning Map

Legend

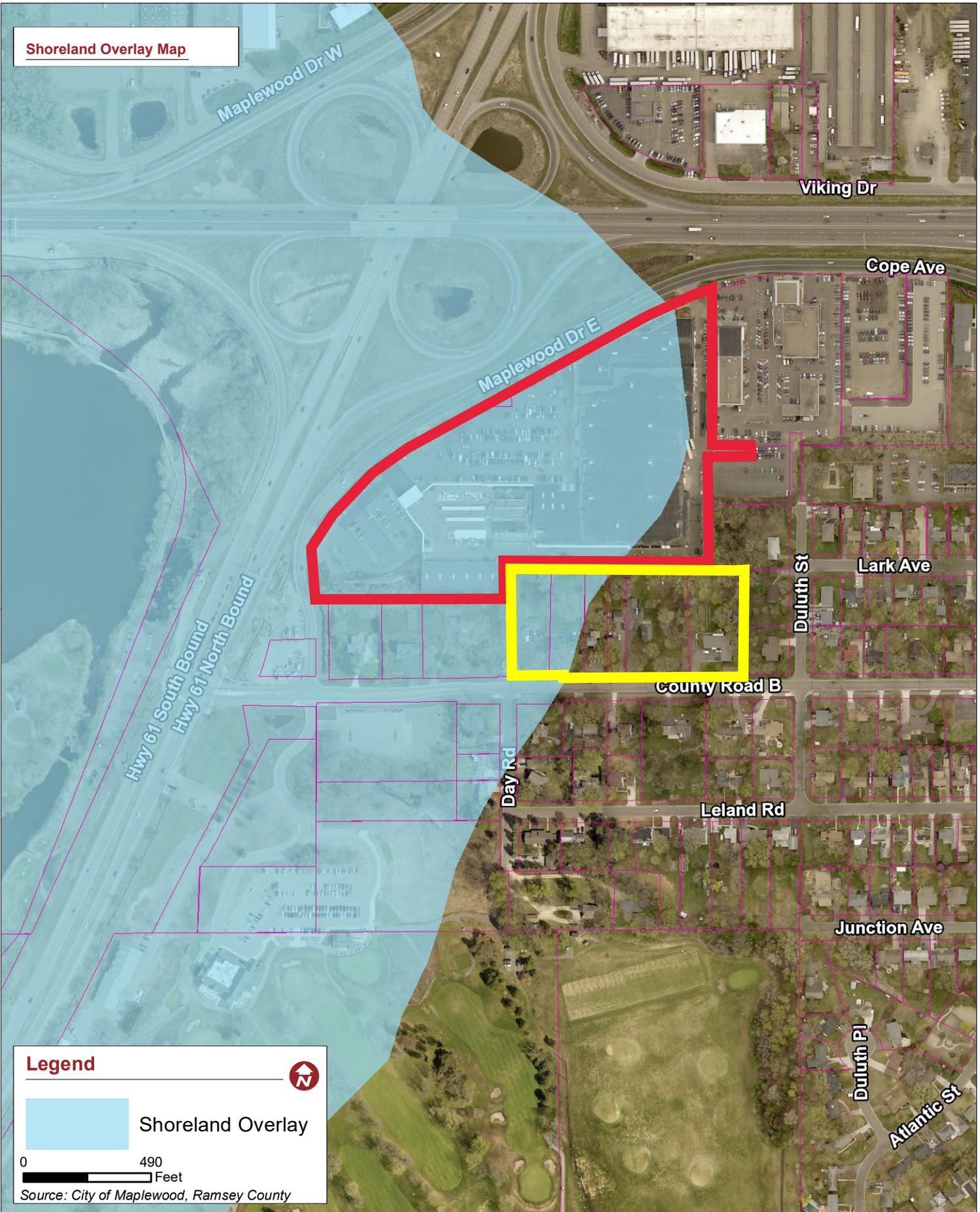
Zoning

-  Open Space/Park
-  Single Dwelling (r1)
-  Double Dwelling (r2)
-  Multiple Dwelling (r3)
-  Farm (f)
-  Light Manufacturing (m1)

0 490 Feet

Source: City of Maplewood, Ramsey County



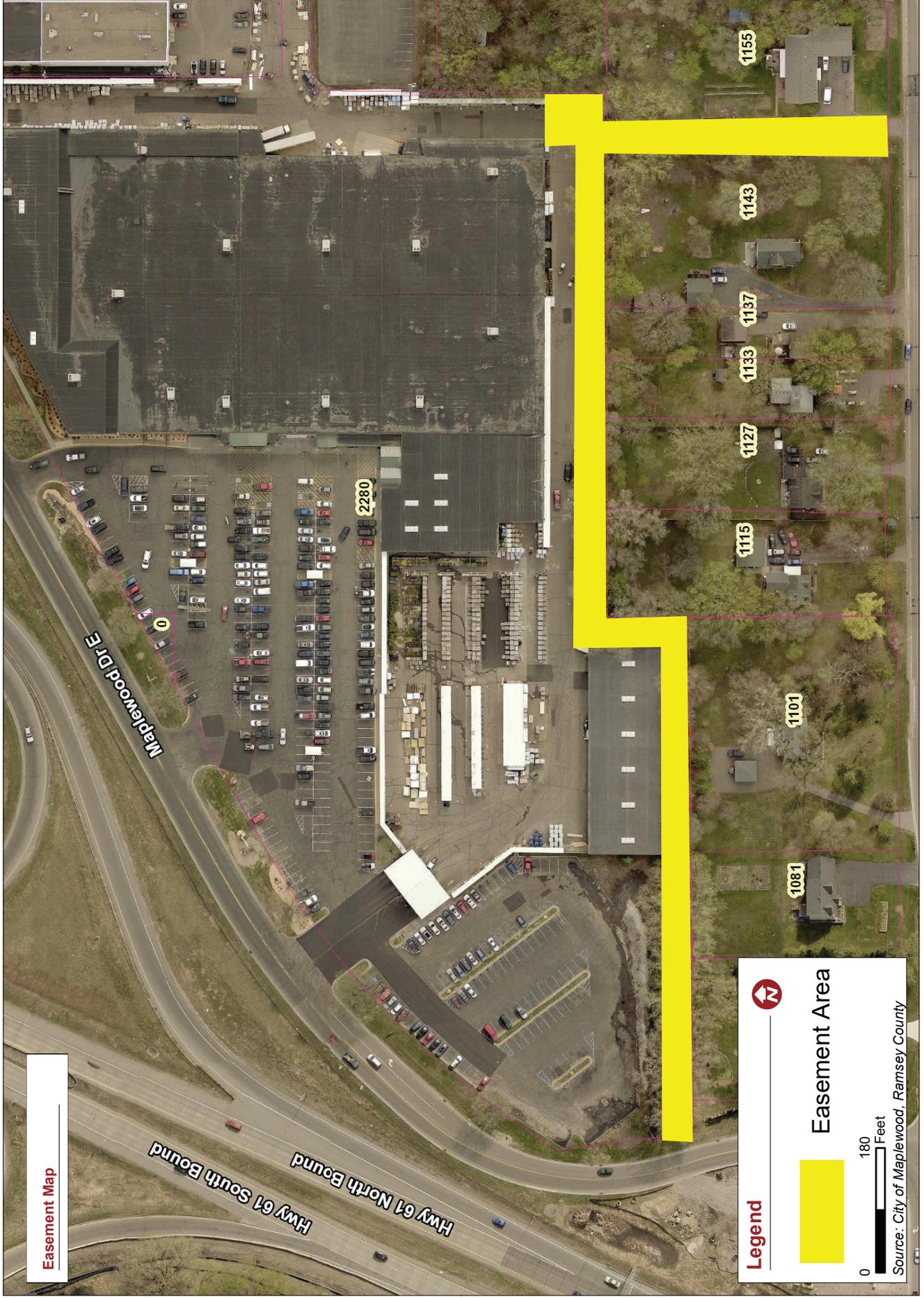




1155 County Road B East and 2280 Maplewood Drive E

City of Maplewood

February 26, 2020



Easement Map

Legend

 Easement Area

0 180 Feet

Source: City of Maplewood, Ramsey County

