PROPOSED ORDINANCE FOR COUNCIL ACTION

CITY OF OSAKIS
DOUGLAS COUNTY, MINNESOTA
ORDINANCE NO. 150

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OSAKIS BY REZONING APPROXIMATELY 22.14 ACRES FROM UR – URBAN RESERVE TO R-1 – LOW DENSITY RESIDENTIAL

THE CITY COUNCIL OF THE CITY OF OSAKIS, MINNESOTA, ORDAINS:

SECTION 1. PURPOSE AND AUTHORITY.

The City of Osakis Economic Development Authority (EDA), as applicant and owner, has requested an amendment to the Official Zoning Map of the City of Osakis to rezone approximately 22.14 acres of property located generally north of the Central Lakes Trail, east of CSAH 3 (6th Avenue W), northwest of downtown Osakis, and west of the existing residential area along Lake Osakis, from UR – Urban Reserve to R-1 – Low Density Residential.

The requested zoning map amendment has been reviewed pursuant to Chapter 4 of the City of Osakis Zoning Ordinance.

SECTION 2. FINDINGS.

Based upon the application, the Planning Commission proceedings, the staff report, the Comprehensive Plan, the City's zoning regulations, and the record before it, the City Council makes the following findings:

1.The applicant and owner is the City of Osakis Economic Development Authority, and the request is to rezone approximately 22.14 acres from UR – Urban Reserve to R-1 – Low Density Residential.

2.The requested R-1 zoning classification is consistent with the intended use of the property for a low-density residential neighborhood.

3.The City's Comprehensive Plan supports additional residential development and new residential neighborhoods and calls for development to be coordinated with utilities, transportation, infrastructure, and environmental constraints.

4.The subject property is located in an area where a low-density residential zoning classification can function as a logical urban residential use, subject to adequate access, infrastructure, and compliance with applicable City requirements.

5.The property is subject to the Lake Osakis Shoreland Management Overlay District. The shoreland overlay remains applicable following rezoning and may impose requirements that are more restrictive than those of the underlying R-1 zoning district.

6.Potential development constraints, including sanitary sewer availability, water service, shoreland requirements, wetlands, stormwater management, grading, access, street design, emergency access, and infrastructure capacity, remain subject to review through the applicable subdivision, engineering, permitting, and development-review processes.

7.Approval of this zoning map amendment establishes the underlying R-1 zoning classification but does not establish or approve the number, size, or configuration of lots; street or utility layout; grading or drainage plans; or other subdivision or development improvements.

8.The proposed preliminary plat known as Trailside Acres is a separate land-use action. Approval of this zoning map amendment does not constitute approval of the preliminary plat or any particular subdivision design.

9. Based upon the record before the City Council, the City does not identify an inherent land-use conflict that would make low-density residential zoning inappropriate for the subject property.

10.The City Council has considered the criteria for amendments contained in Chapter 4 of the City of Osakis Zoning Ordinance and finds that the requested zoning map amendment is consistent with the City's Comprehensive Plan and is appropriate for the property, subject to compliance with all applicable requirements governing future subdivision and development.

SECTION 3. ZONING MAP AMENDMENT.

The Official Zoning Map of the City of Osakis is hereby amended to change the zoning classification of the real property legally described in Exhibit A, attached hereto and incorporated herein by reference, from:

UR – Urban Reserve to R-1 – Low Density Residential.

The City Clerk or other appropriate City official is authorized and directed to cause the Official Zoning Map to be amended to reflect this zoning classification.

SECTION 4. EFFECT OF REZONING.

This Ordinance changes only the underlying zoning classification of the property described in Exhibit A.

Nothing in this Ordinance shall be construed as approval of the Trailside Acres preliminary plat, a particular number or configuration of lots, any street or utility layout, grading or drainage plan, or any other subdivision or development approval.

Any future subdivision or development of the property remains subject to all applicable City ordinances and regulatory requirements, including, as applicable, subdivision, shoreland, zoning, utility, access, stormwater, grading, environmental, engineering, and permitting requirements.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective following its passage and publication in the City's official newspaper as provided by the City of Osakis Zoning Ordinance and applicable law.

Passed and adopted by the City Council of the City of Osakis, Minnesota, this 10th day of November, 2026.

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Judy Dvorsak, Mayor

ATTEST:

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Angela Jacobson, City Clerk/Treasurer

EXHIBIT A

LEGAL DESCRIPTION

Rezone Area – Approximately 22.14 Acres Total

TRACT 1 – 20.11 ACRES

That part of the Northeast Quarter, Section 26, and that part of Government Lot 1, Section 25, both of Township 128 North, Range 36 West, Douglas County, Minnesota, described as follows:

Commencing at the east quarter corner of said Section 26; thence on an assumed bearing of North 00 degrees 06 minutes 45 seconds East along the east line of said Section 26 a distance of 1047.11 feet to the point of beginning of the land to be described, said point being on the northerly right-of-way line of the State of Minnesota Railbank; thence South 76 degrees 17 minutes 06 seconds East along said northerly right-of-way line 968.81 feet; thence North 26 degrees 23 minutes 33 seconds East 324.26 feet to the southerly line of SCHIMMELPFENNING'S ADDITION, according to the recorded plat thereof; thence along the outside boundary line of said SCHIMMELPFENNING'S ADDITION, thus; thence North 59 degrees 47 minutes 21 seconds West 241.85 feet; thence northwesterly along a tangential curve, concave to the northeast, radius 693.60 feet, central angle 14 degrees 29 minutes 37 seconds 175.45 feet; thence North 45 degrees 17 minutes 44 seconds West on tangent 158.70 feet; thence North 41 degrees 27 minutes 49 seconds West 15.07 feet to the southerly line of that land as described in Book 92 of Deeds, Page 148 and of record in the office of the Douglas County Recorder; thence leaving said outside boundary of SCHIMMELPFENNING'S ADDITION South 69 degrees 22 minutes 47 seconds West along the southerly line of said land as described in Book 92 of Deeds, Page 148 a distance of 336.54 feet; thence South 88 degrees 40 minutes 47 seconds West along the southerly line of said land as described in Book 92 of Deeds, Page 148 a distance of 299.82 feet to the southerly most corner of that land as described in Book 92 of Deeds, Page 317 and of record in the office of the Douglas County Recorder; thence North 42 degrees 52 minutes 54 seconds West along the southwesterly line of said land as described in Book 92 of Deeds, Page 317 a distance of 669.10 feet; thence North 54 degrees 26 minutes 58 seconds West along the southwesterly line of said land as described in Book 92 of Deeds, Page 317 a distance of 580.15 feet to the center line of County State Aid Highway No. 3; thence South 16 degrees 27 minutes 54 seconds East along said center line 997.56 feet to said northerly right-of-way line of the State of Minnesota Railbank; thence South 76 degrees 17 minutes 06 seconds East 663.58 feet to the point of beginning.

Containing 20.11 acres more or less. (10.51 acres in Section 26 and 9.60 acres in Section 25). Subject to an existing County State Aid Highway No. 3 easement of record over the westerly portion thereof.

TRACT 2 – 2.03 ACRES

That part of Government Lot 1, Section 25, Township 128 N, Range 36 W, Douglas County, Minnesota described as follows:

Commencing at the west quarter corner of said Section 25; thence on an assumed bearing of North 00 degrees 06 minutes 45 seconds East along the west line of said Section 25 a distance of 1047.11 feet to a point being on the northerly right-of-way line of the State of Minnesota Railbank; thence South 76 degrees 17 minutes 06 seconds East along said northerly right-of-way line 968.81 feet to the point of beginning of the land to be described; thence continuing South 76 degrees 17 minutes 06 seconds East along said northerly right-of-way line 380.61 feet to the west

line of ORIGINAL TOWNSITE OF OSAKIS, according to the recorded plat thereof; thence North 00 degrees 24 minutes 38 seconds West along said west line 260.16 feet to the southerly line of SHIMMELPFENNING'S ADDITION, according to the recorded plat thereof; thence North 80 degrees 54 minutes 18 seconds West along the outside boundary line of said SHIMMELPFENNING'S ADDITION 23.35 feet; thence continuing along said outside boundary line North 59 degrees 47 minutes 21 seconds West 232.24 feet; thence South 26 degrees 23 minutes 33 seconds West 324.26 feet to the point of beginning.

Containing 2.03 acres more or less.