

ORDINANCE 25-

Introduced by Councilor

AN ORDINANCE AMENDING ZONING AND THE LANDUSE MAP FROM ONE TO FOUR-FAMILY RESIDENCE (R-2) TO COMMUNITY BUSINESS DISTRICT (B-2) FOR PROPERTY LOCATED AT 642 MARSHALL STREET AND 437 BRIDGE AVENUE

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

WHEREAS, the property owner at 437 Bridge Avenue initiated discussions regarding zoning classifications for the property located at 642 Marshall Street in order to accommodate future building and parking areas, and;

WHEREAS, those properties are legally described in Exhibit A and Exhibit B, and;

WHEREAS, notice of public hearing on the rezoning described above was published in the Official City Newspaper as required by law, and;

WHEREAS, the Planning Commission held a public hearing on October 7, 2025 and recommended approval of rezoning the property from R-2 One to Four Family Residence B-2 Community Business and recommends approval of the rezoning detailed above, and

WHEREAS, the Albert Lea City Council finds that the rezoning is reasonable and compatible with the general zoning requirements of the B-2 District, and;

WHEREAS, Albert Lea's zoning map is to be amended by ordinance and approved by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ALBERT LEA, MINNESOTA:

Sec. 1. That the above-described properties be rezoned from One to Four Family Residence (R-2) Community Business (B-2).

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor , and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Olson, Van Beek, and Mayor Murray;

And the following voted against the same: None. Councilors Howland and Anderson were absent. Mayor Murray declared the resolution passed.

Introduced and passed this 13<sup>th</sup> day of October, 2025

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Mayor Rich Murray

Filed and attested this 14<sup>th</sup> day of October, 2025

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Secretary Pro Tem