

**CITY OF CARVER
ORDINANCE NO. 06-2022**

AN ORDINANCE REZONING CARVER PRESERVE PROPERTY TO R-2

THE CITY COUNCIL OF THE CITY OF CARVER, CARVER COUNTY, MINNESOTA, DOES ORDAIN:

Section 1. Introduction.

1. An application was previously made to rezone the real property legally described on Exhibit A attached hereto (the “Subject Property”) from Ag to R-2.
2. On August 19, 2021, following the required public hearing, the Planning Commission recommended granting approval of the aforementioned rezoning application along with a preliminary plat to accommodate a development known as *Carver Preserve*.
3. Pursuant to state and local laws, a property may not be rezoned unless it is consistent with the City’s Comprehensive Plan. The City Council finds that rezoning the Subject Property to R-2 is consistent with the Comprehensive Plan.

Section 2. Rezoning.

1. The Subject Property is zoned “R-2” and, following the effective date of this ordinance, shall be subject to all existing restrictions and limitations contained in the Carver City Code regarding said zoning district.

Section 3. Conditions to Effectiveness.

1. This ordinance shall be effective upon its publication in the official newspaper of the City in accordance with applicable law. If this ordinance is approved by at least four members of the city council, the following summary, which informs the public of the intent and effect of this ordinance, may be published in lieu of the entire ordinance:

On July 5, 2022, the Carver City Council approved Ordinance No. 06-2022, an ordinance rezoning Carver Preserve property to R-2. The ordinance rezones Carver County PID 200130610 to the city’s R-2 district to accommodate a 66-lot residential development known as Carver Preserve. The full text of Ordinance No. 06-2022 is available for inspection at Carver City Hall during regular business hours.

Adopted by the Carver City Council this 5th day of July, 2022.

Courtney Johnson, Mayor

Attest:

Vicky Sons-Eiden, City Clerk

EXHIBIT A

That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 115, Range 24, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 26 minutes 07 seconds West, along the east line of said Northeast Quarter of the Northwest Quarter, a distance of 208.708 feet to the point of beginning of the land to be described; thence South 87 degrees 33 minutes 50 seconds West, parallel with the north line of said Northeast Quarter of the Northwest Quarter a distance of 258.708 feet; thence North 00 degrees 26 minutes 07 seconds East, parallel with said east line, a distance of 208.708 feet to said north line; thence South 87 degrees 33 minutes 50 seconds West, along said north line, a distance of 1088.95 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 25 minutes 17 seconds West, along said west line, a distance of 50.06 feet to a line parallel with and 50.00 feet southerly of said north line; thence North 87 degrees 33 minutes 50 seconds East, parallel with said north line, a distance of 297.95 feet; thence South 05 degrees 26 minutes 53 seconds East a distance of 225.49 feet; thence South 25 degrees 48 minutes 12 seconds West a distance of 91.03 feet; thence South 60 degrees 59 minutes 06 seconds West a distance of 130.00 feet; thence South 85 degrees 33 minutes 04 seconds West a distance of 169.01 feet to said west line; thence South 00 degrees 25 minutes 17 seconds West, along said west line a distance of 917.65 feet to the south line of said Northeast Quarter of the Northwest Quarter; thence North 87 degrees 19 minutes 43 seconds East, along said south line, a distance of 1347.62 feet to said east line; thence North 00 degrees 26 minutes 07 seconds East, along said east line, a distance of 1123.42 feet to the point of beginning.

Abstract Property