

112 West Washington Avenue Fergus Falls, MN 56537

Phone: 218-332-5434

 $\textcolor{red}{\textbf{e-mail:}} \ \underline{building.zoning@.ci.fergus-falls.mn.us}$ 

www.ci.fergus-falls.mn.us

## **Re-Zoning Application**

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

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1.Property Owner Information:	
Company name: Otter Tail Power Compa	any
Last name: N/A	First name: N/A
Address: 215 South Cascade Street	City/State/Zip: Fergus Falls, MN 56537
Phone number: 218-739-8477	Email address: rsynstelien@otpco.com
2.Applicant Information: (if different from	above)
Company name:	
	First name:
Address:	City/State/Zip:
Phone number:	Email address:
3.Address(es) of Property Involved: (if diff	ferent from above)
Parcels attached on Main Street, Fergus F	Falls, MN 71-002-99-1934-000; 71-002-99-1935-000
4.Comprehensive Plan Designation: N/A	
5.Zoning Change Requested: Complete iter	m 5a and/or 5b as appropriate for your application.
a.Zoning Map Change:	
Existing Designation(s): R-1	
Proposed Designation(s): R-A	
b.Zoning Text Amendment: Identify which	a section of the City Code is to be amended and briefly
describe how the text is to be changed in ligh	nt of the intended project.
6.Reason for Zoning Change: In approving	g a request for rezoning a property or amending the

zoning text, one or both of the following circumstances must be evident; indicate which of the

following best characterizes the reason that the intended use is not allowed by the existing zoning designation.  $\square$ A mistake was made when the existing zoning text or map was approved. ☑ Circumstances have changed since the original zoning that now justifies a change. 7.Additional Required Information: a.Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved. b. Written Narrative: The narrative should describe in detail the nature of the intended use, why you believe the use is not permitted by the existing zoning, and how the use would be permitted under the proposed rezoning or zoning text amendment. Narratives should also state whether any additional land use applications (e.g., conditional use Permit or variance) would be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change. (See attached sheet) c.Consultant Fees: Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis), the applicant shall be responsible for paying the entirety of those costs. d.Other Information: In addition to the written narrative, including but not limited to, a full size site plan, topographic survey landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the Community Development Department. 8.Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge. Property Owner: Randy Synstelian Date: September 20, 2021

Applicant: Randy Synstelian Date: September 20, 2021

Applications for Re-Zoning must be received by the close-of-business on the second and fourth Friday of each month; Applications received after this date will not be processed until the following deadline date.



Parcel Number: 71-002-99-1934-000

Deed Holder: OTTER TAIL POWER CO Property Address: 0

Mailing Address: 216 CASCADE ST S

FERGUS FALLS, MN 56537-2802 USA PDF Name: FERGUS FALLS CITY Subdivision: 02280-TINBER RIDGE ESTATES Sec-Twp-Rarg: 36-133-043

Legal Description: LOT 1 BLK 2

Deed Holder: OTTER TAIL POWER CO Parcel Number: 71-002-99-1935-000

Property Address: 0 Mailing Address: 216 CASCADE ST S

PERGUS FALLS, MN 36537-2802 USA PDF Name: FERGUS FALLS CITY

Subdivision: 02280-TIMBER RIDGE ESTATES Sec-Twp-Rng: 36-123-043 Legal Description: LOT 2 BLK 2

## 7.(b) Written Narrative: (Application)

The two parcels subject to this request are adjacent Otter Tail Power owned land Otter Tail Power is exploring the potential of including these parcels as part where the proposed Hoot Lake Solar is to be located.

change is granted, then Otter Tail would with city staff to determine the process of the solar facility. According to city ordinance, solar farms are allowed only in R-A zoned areas. Granting the zoning change from R-1 to R-A would allow Otter Tail the flexibility to include these parcels in the project. If the zoning of including these parcels in the solar project.

## CITY ADMINISTRATOR'S OFFICE Fergus Falls, Minnesota 56537

Receipt # 222732 Receipt Date September 22, 2021 Received From OTTER TAIL POWER CO Amount \$500.00 Fund Account Description Amount 101 | 34103 000 | RE-ZONING APPLICATION

500.00

City of Fergus Falls Received By RANDEE