

9/11/20



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: 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.

1. Property Owner Information:

Company name: Fergus Falls Port Authority

Last name: Beck First name: Klara

Address: 112 W Washington Ave City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-332-5428 Email address: klara.beck@ci.fergus-falls.mn.us

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

PID 71003500176002

4. Comprehensive Plan Designation: N/A**5. Zoning Change Requested:** Complete item 5a and/or 5b as appropriate for your application.**a. Zoning Map Change:**

Existing Designation(s): RA

Proposed Designation(s): I-2

b. Zoning Text Amendment: Identify which section of the City Code is to be amended and briefly describe how the text is to be changed in light of the intended project.

6. Reason for Zoning Change: In approving 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.

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.

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:  Date: 9/11/20
Applicant: _____ " _____ Date: _____ "

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.

7. Additional Required Information

a. Legal Description

PIN 71003500176002

42.5721206 acres

FERGUS FALLS PORT AUTHORITY

Sect-28 Twp-133 Range-043 42.58 AC PT E1/2 SW1/4 COM S1/4 COR SEC 28 N 89° W 36' N 375' TO BG N 89° W 601.54' N 502.5' N 89° W 679.11' TO W LN OF E1/2 OF SW1/4 N 1530.86' TO SLY LN OF RR ROW S 62° E ALG SLY LN RR ROW 1433.77' S 1390.51' TO BG

b. Written Narrative

The Fergus Falls Port Authority is currently in possession of approx 42.57 acres of default-zoned RA property at PID 71003500176002. In August 2020, the Port received a Letter of Intent to purchase PID 71003500176002 from a company specializing in demolition and recycling. This intent to purchase, however, is contingent on a rezone of the property from RA to I-2, General Industrial District. I-2 is intended to provide a district which will allow general industrial uses which, due to their size and nature, would not conform in the planned industrial district. The company proposes to build an office and warehouse building, install a large truck scale, and buy, process, and sell scrap metal on the site (they are aware that their project will require a CUP and will work with the Port Authority and City Planner to secure one).

The company is currently based in Bemidji, MN, with satellite yards in Virginia and Mankato, MN. With one large, active project in Fergus Falls already (demolition of the Port-owned Dairy site), the company predicts that a permanent expansion into Fergus Falls will result in increased capacity and revenue for their company and will bring jobs to the Fergus Falls area. The Port Authority recognizes this potential sale of Port land as an economic development opportunity and is therefore seeking to rezone the property to allow for the sale to occur.

Rezone R-A to I-2

Port Authority Property

Parcel Number 71003500176002

North of 1616 Weyrens Road

Fergus Falls, MN 56537

That part of the East Half of the Southwest Quarter (East $\frac{1}{2}$ of SW $\frac{1}{4}$) of Section 28, Township 133 North, Range 43 West of the Fifth Principal Meridian, Otter Tail County Minnesota, Described as Follows:

Commencing at the South Quarter Corner of said Section 28; Thence North 89 degrees 22 minutes 50 seconds West (assumed bearing) along the South line of said Southwest Quarter 36.00 feet; Thence North 00 degrees 51 minutes 17 seconds East, parallel with the East line of said Southwest Quarter 375.00 feet to the Point of Beginning; Thence North 89 degrees 22 minutes 50 seconds West 601.54 feet; Thence North 00 degrees 37 minutes 10 seconds East 502.50 feet; Thence North 89 degrees 22 minutes 50 seconds West 679.11 feet to the West line of the East half of said Southwest quarter; Thence North 00 degrees 47 minutes 56 seconds East along the West line of the East half of said Southwest Quarter 1530.86 feet to the Southerly line of the Otter Tail Valley Railroad right-of-way 1433.77 feet; Thence South 00 degrees 51 minutes 17 seconds West, parallel with the East line of said Southwest Quarter 1390.51 feet to the Point of Beginning, containing 42.58 acres, more or less, subject to easements of sight and record.



1 inch = 800 feet

Proposed Rezone R-A to I-2



This map has been compiled from information on file at the City of Fergus Falls Engineering Department. The City of Fergus Falls makes no representation and assumes no liability for errors, omissions, or inaccuracies contained on this map. This map should not be used for boundary survey information.