

ORDINANCE NO. 2024-___

Motion By:
Seconded By:

AN INTERIM ORDINANCE OF THE CITY OF CORCORAN, MINNESOTA PROHIBITING APPROVAL OF SUBDIVISION AND DEVELOPMENT APPLICATIONS WITHIN LANDS ZONED AND/OR GUIDED RURAL COMMERCIAL OR TRANSITIONAL RURAL COMMERCIAL OR THOSE LANDS PROPOSED TO BE GUIDED OR ZONED RURAL COMMERCIAL

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

Section 1. Recitals

1. The City Council is actively studying, and will continue to study, suitable comprehensive plan and zoning code standards to yield appropriate density and development intensity within lands zoned or guided Rural Commercial (CR), or those proposed to be so zoned or guided, within the City of Corcoran.
2. A moratorium on development and/or subdivision within such lands within the Corcoran city limits is needed to allow time to develop and finalize appropriate standards to ensure compatibility with other controls and appropriately designate proper and intended density and development intensity within the City's Comprehensive Plan and zoning ordinances, and to provide improved guidance for future development within the City.

Section 2. Purpose and Intent. The City desires to conduct an in-depth study of the following:

Appropriate density and development intensity levels within lands guided or zoned CR and/or those lands proposed to be so zoned or guided to include, without limitation, consideration of appropriate lot sizes, lot standards, development rights map application or possible amendment and appropriate and proper allocation of development rights within such lands. The City will conduct a thorough review of any appropriate amendments to the City's Comprehensive Plan, zoning ordinances, and/or development rights map.

Minnesota Statutes, Section 462.355 Subdivision 4 allows the City to adopt an interim ordinance to protect the City's planning process and the health, safety and welfare of the citizens of the community. The City Council finds that it is necessary to adopt an interim ordinance to allow sufficient time for this study to be conducted to determine whether there is a need to amend the City's official controls.

Section 3. Temporary Prohibition.

Pending the completion of the studies referred to above, and/or the corresponding repeal or expiration of this ordinance:

1. The City shall not accept, process, or approve any development, subdivision, or other platting application, site plan, or any other land use applications which affects lands zoned or guided Rural Commercial or Transitional Rural Commercial or which affects

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lands proposed to be guided or zoned Rural Commercial within the City unless such application has received preliminary approval from the City; and

2. Corresponding building permits related to the prohibited applications set forth in Prohibition 1 not associated with a project that received preliminary approval prior to the effective date of this ordinance shall not be processed, approved, or accepted. However, this Prohibition 2 does not prohibit the issuance of building permits which are unrelated to a prohibited application and which propose to alter a structure existing as of the date of this ordinance but not expand or intensify the use of the structure. For illustration and not limitation, this shall include electrical permits and comparable applications.

Section 4. Effective Date. This Ordinance becomes effective from and after the date of its passage, and shall remain in effect until the earlier of either: 1) _____, 2025; or 2) the date of acceptance of the above-named land use study by the City Council and the Council’s corresponding repeal of this ordinance.

Adopted by City Council on the ____ day of _____, 2024.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Vehrenkamp, Dean
- Nichols, Jeremy
- Schultz, Alan

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Vehrenkamp, Dean
- Nichols, Jeremy
- Schultz, Alan

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal