

**CITY OF LAFAYETTE, MINNESOTA  
ORDINANCE 149**

An Ordinance Rezoning a Parcel of Land from  
the Commercial District to the Residential District

WHEREAS, the City has adopted municipal zoning ordinances, pursuant to Minnesota Statutes section 462.357, which have been codified as City Code Title XV;

WHEREAS, John Upton, (the Applicant) is the current owner of the following parcel of real property located within the City, which is currently zoned as commercial, and legally described as:  
Part of Lots 11 through 13 and Part of the vacated alley, all being in Block 9 of the plat of the Village of Lafayette, Minnesota, described as follows:

Commencing at the northwest corner of Block 9; thence on and assumed bearing of South 89 degrees 52 minutes 30 seconds East along the North line of said Block 9 a distance of 150.17 feet to the East line of Lot 6 of said Block 9; thence South 00 degrees 08 minutes 46 seconds West along said East line 140.16 feet to the South line of said Lot 6; thence North 89 degrees 53 minutes 35 seconds West along said South line 27.07 feet; thence South 00 degrees 06 minutes 16 seconds West 10.00 feet to a point on the centerline of said vacated alley, said point being the point of beginning of the tract to be described; thence North 89 degrees 53 minutes 35 seconds West along said centerline 23.96 feet, to the northerly extension of the west line of said Lot 13; thence South 00 degrees 07 minutes 58 seconds West along the northerly extension of the West line of said Lot 13 and along the west line of said Lot 13 a distance of 26.00 feet; thence North 89 degrees 53 minutes 35 seconds West 99.03 feet to the West line of said Block 9; thence South 00 degrees 06 minutes 16 seconds West along said West line 124.21 feet to the South line of said Block 9; thence South 89 degrees 54 minutes 39 seconds East along said South line 149.95 feet to the East line of said Lot 13; thence North 00 degrees 08 minutes 46 seconds East along said East line 140.16 feet to the North line of said Lot 13; thence North 89 degrees 53 minutes 35 seconds West along said North line 27.06 feet; thence North 00 degrees 06 minutes 16 seconds East 10.00 feet to the point of beginning.  
PID 15.681.0605

WHEREAS, the application, dated and received October 9, 2024, is requesting that the subject property be rezoned from the commercial (C) district to the residential (R1) district;

WHEREAS, the City Council, serving as the Planning Commission, on October 14, 2024, scheduled the matter for a public hearing and after giving proper notice via publication on October 29, 2024, and held a public hearing, on November 13, 2024, to provide an opportunity for public input and comment on the request. The Council received staff and/or public comments regarding the rezoning request;

WHEREAS, the City Council, after consideration of the application, the City Code, the characteristics of the neighborhood, and all submissions related to the application, has determined the following:

1. The property, which as formerly a church building, is no longer used for a church or any commercial use, and the owner desires to make residential use of the entire property;
2. It is in the best interests of the community to allow the property to be repurposed, for other reasonable uses of the property.

3. Rezoning this parcel is reasonable and logical to make a residential property for future use of this property;
4. Granting the re-zoning request would not adversely affect property values of adjacent landowners to an unreasonable degree, or be detrimental to surrounding properties.
5. This change is beneficial to the community and not merely a convenience to the Applicant.

NOW, THEREFORE, THE CITY COUNCIL OF LAFAYETTE ORDAINS:

1. The certain real property described above shall be rezoned from the commercial (C) district to the residential (R) district.
2. The Official Zoning Map of the City shall be amended to reflect the rezoning of this parcel.

This Ordinance shall be published after adoption.

ADOPTED by the Lafayette City Council this 13th day of November, 2024. Said motion was made by Polich and seconded by Tauber.

Sandra Peterson, Mayor

Attest:

Sandra Burger, City Clerk

Roll Call:

Ayes: Polich, Tauber, Portner, Reed and Peterson

Nays:

Absent:

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