

Mailed to properties within 350 feet

CITY OF ALBERT LEA NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

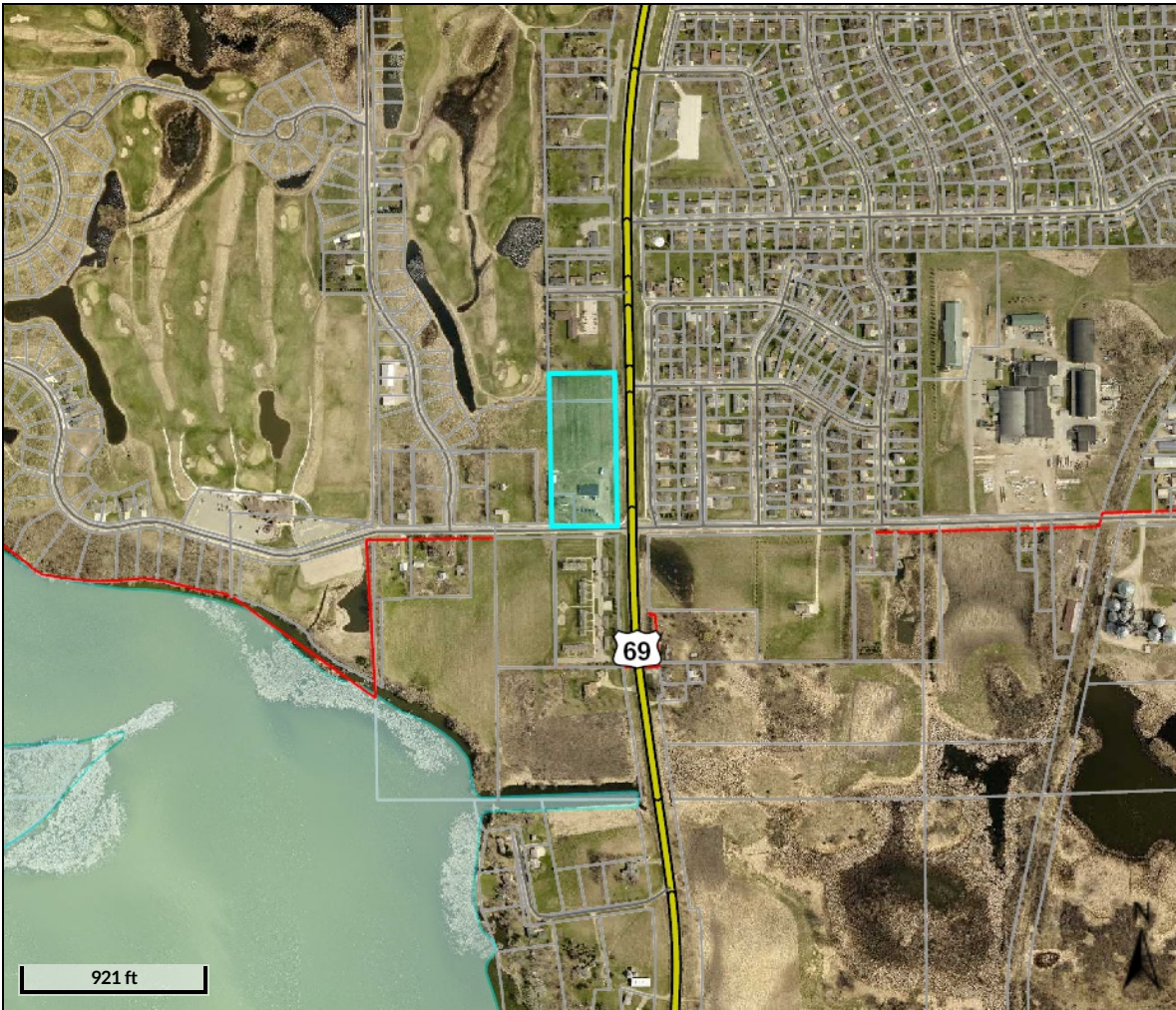
Notice is hereby given that the Planning Commission will hold a public hearing on Tuesday, May 17th at 5:30 p.m. or as soon thereafter as possible at the Albert Lea City Offices located at 221 E. Clark Street, Albert Lea, MN 56007 to consider the following application:

AMENDMENT TO THE ZONING MAP – Application from Clayton Petersen and Larry Gensmer of Freeborn Properties, LLC to rezone the property located at 1430 US Highway 69 (tax parcel 34-07402-20) from R-3 Multi-Family Residential to B-2 Community Business District. Attached is a map of the location and a list of uses allowed in the B-2 zoning district.

Anyone wishing to be heard with reference to the above matter will be heard at said time and place. A full copy of the application is available in the Assistant City Manager's Office at City Hall.

Questions regarding this matter may be referenced to Molly Patterson-Lundgren, City Planner, at 507-218-3387.














Molly Patterson-Lundgren,
City Planner
mollypl@wsbeng.com



Overview



Legend

-  Parcels
-  County Limits
-  Lot Lines-Albert Le
-  Townships
-  Railroad
- Roads and Highways**
-  <all other values>
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  US Hwy
-  Cities
- Street Names**
- Address Numbers**
-  Streams
-  Lakes

921 ft

Parcel ID	340740220	Alternate ID	n/a	Owner Address	FREEBORN PROPERTIES LLC
Sec/Twp/Rng	18-102-021	Class	233 - COMM LAND & BLDGS		15006 700TH AVE
Property Address	1430 US HWY 69	Acreage	5.37		ALBERT LEA, MN 56007
	ALBERT LEA				
District	n/a				
Brief Tax Description	Sect-18 Twp-102 Range-021 5.37 AC REV DESC NO. 2934 PT NW1/4 SE1/4 18-102-21 5.37 ACRES UNPLATTED CITY OF ALBERT LEA				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/2/2016

DIVISION 8. - B-2 COMMUNITY BUSINESS DISTRICT

Sec. 74-491. - Purpose.

It is the purpose of the B-2 community business district to permit and encourage the establishment of commercial shopping centers and automotive oriented establishments in the areas along major highways and thoroughfares and to provide for business uses of a community-wide scale.

(Code 1980, § 11.31, subd. 1)

Sec. 74-492. - Principal permitted uses.

In the B-2 community business district, no building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses, except as provided in article VIII of this chapter:

- (1) Vocational and technical schools, industrial training centers, colleges and universities.
- (2) Retail stores.
- (3) Personal services and business services:
 - a. Personal service establishments.
 - b. Post offices and telegraph offices.
 - c. General business services.
 - d. Eating and drinking places, restaurants, cocktail lounges, including entertainment.
 - e. Hotels.
- (4) Processing. Bakery, catering establishment, laundry or dyeing and cleaning works.
- (5) Ice storage and distribution station.
- (6) Minor fabrication and repair. Appliance and television repair shops, muffler shops, radiator repair and similar services.
- (7) Automotive service stations including auto repairing, tire repair shops, muffler shops, radiator repair and similar services.
- (8) Drive-in uses. Drive-in banks, building and loan companies and similar financial institutions with drive-in or drive-up facilities, drive-in eating places, food sale shops, liquor stores, and similar automotive oriented retail sales.
- (9) Advertising signs (billboards or posterboards).
- (10) Mortuaries.
- (11) Studios. Art, television, radio, music and dance, conservatories.
- (12) Personalized storage or miniwarehousing, provided no miniwarehouse space shall be utilized for retail sales, processing, or manufacturing.
- (13) Animal hospitals, veterinary clinics.
- (14) Automotive, farm implement, and marine sales and services. Automobiles, trucks, trailers, farm implements, motor homes, manufactured homes, boats and marine equipment, and associated repair facilities such as body and fender shops, paint shops, and radiator repair, but not including dismantling, parting, crushing or salvage.

- (15) Nurseries, garden centers, agricultural supplies.
- (16) Lumberyards, home improvement centers, and agricultural building supplies.
- (17) Commercial parking garages and lots. Commercial parking garages and lots for passenger vehicles only, provided a reservoir space is provided within the garage or lot for holding cars awaiting entrance, which reservoir space shall have a capacity of no less than two vehicles.
- (18) Collection, packaging, and shipping of light metals such as aluminum cans and other products such as newspaper and cardboard for the purpose of recycling. The actual processing of the materials is not permitted.
- (19) Churches and religious buildings.
- (20) Clubs.
- (21) Clinics and hospitals.

(Code 1980, § 11.31, subd. 2)

Sec. 74-493. - Conditional permitted uses.

In the B-2 community business district, conditional uses are permitted as follows:

Commercial recreation. Any type of commercial recreation, including drive-in theaters, baseball fields, swimming pools, skating rinks, golf driving ranges, and similar open air facilities.

(Code 1980, § 11.31, subd. 3)

Sec. 74-494. - Accessory uses and buildings.

In the B-2 community business district, accessory uses and buildings are permitted as follows:

- (1) Generally. Any accessory use, building or structure customarily incidental to a principal permitted use or conditionally permitted use, located on the same lot therewith.
- (2) Signs. Signs are regulated in article IV of this chapter.

(Code 1980, § 11.31, subd. 4)