Stantec

Memo

To:	Oronoco Planning & Zoning Commission	From:	Evan Monson, AICP Minneapolis
Project/File:	193805493	Meeting Date:	September 11, 2025

Request:	Land Use Plan Amendment and Rezoning for Parcel ID 842014079443, and Rezoning for Parcel ID 842013079442
Applicant:	Gold Rush Crossing, LLC
Owner:	Linda King Trust
Property Location:	Parcel IDs 842014079443 ('east' parcel) and 842013079442 ('west' parcel)
Zoning:	AG (Agricultural) – City zoning A/RC (Agricultural/Resource Commercial) – Township zoning
Review Period:	60-day period ended 8/22/2025. 120-day period ends 10/21/2025.
Items Reviewed:	Application and materials received by the city on 6/18/2025 and 6/23/2025.

OVERVIEW

The project involves three requests under two applications. The first application contains two requests - a Land Use Plan Amendment, to amend the designation of Parcel ID 842014079443 (referred to as the 'east' parcel in the application) in the city's Future Land Use Map from 'Multifamily Residential' and 'Pedestrian Oriented Commercial' to just 'Highway Commercial', and to rezone said parcel to B-2. The second application contains one request, to rezone Parcel ID 842013079442 (referred to as the 'west' parcel) to B-2.

The applicant has included some conceptual plans of future development that could occur on both parcels, with a gas station, grocery store, and some commercial buildings shown on the west parcel, and a bank and commercial buildings shown on the east parcel. Future development on any of these parcels would have to adhere to the zoning requirements applicable to the parcels at the time of development.

Both parcels are located outside of City limits and are currently within Oronoco Township. The applicant has not yet applied to be annexed into the city. The city and the Township have an orderly annexation agreement that was signed in 2015; the applicant's parcels are within the land described in the agreement as the "Orderly Annexation Area," and the land is subject to the terms of that agreement.

An amendment to the City's comprehensive plan requires review by the Planning Commission, and approval or denial be made by the City Council. A rezoning also requires review and recommendation be

Reference: Gold Rush Crossing – Future Land Use Map Amendment and Rezoning Requests

made by the Planning Commission, and is also approved or denied by the City Council per Title XV Chapter 151 (the zoning code) of the city code.

PROPERTY DESCRIPTION

The applicant's site consists of two parcels (Parcel ID 842014079443 and 842013079442) totaling approximately 72 acres of land located south of the City's municipal boundaries. Both parcels are currently undeveloped farmland. Minnesota Avenue separates the parcels. A ramp and right-of-way (ROW) for US Highway 52 forms the west boundary of the site, while County Road 112 / 100th Street NW forms the south boundary of the site. The west parcel is fairly flat, while the east parcel slopes down towards the north and east. The east parcel has some woods and wetlands in the center of the parcel.

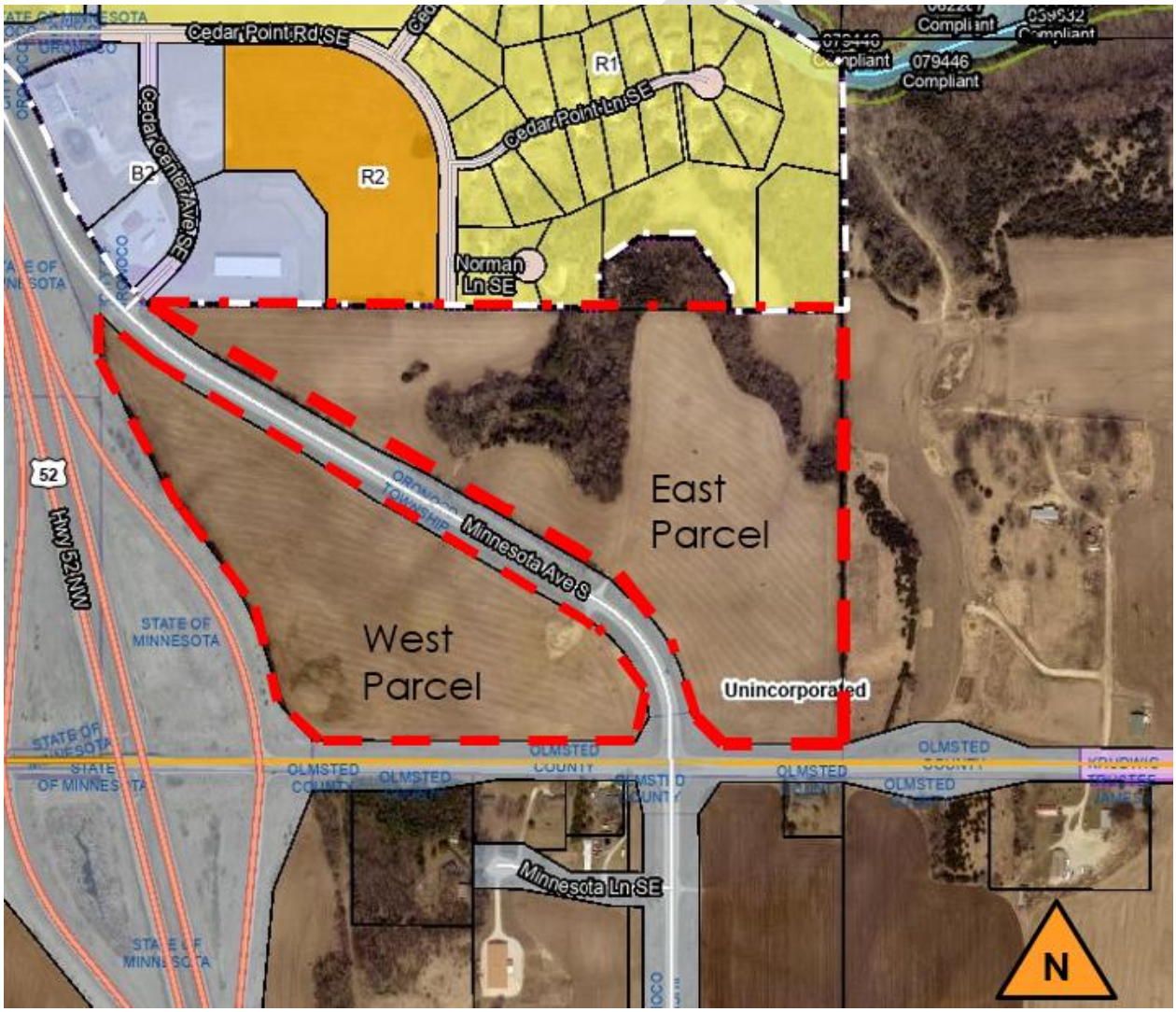

Figure 1: Aerial of site, per Olmsted County GIS. The site is outlined in red; other parcel lines are shown in black. City limits shown in white dashes. Right-of-way is shown in translucent gray.

Reference: Gold Rush Crossing – Future Land Use Map Amendment and Rezoning Requests

EVALUATION

Because the subject parcels are not currently within City limits, staff's evaluation will include whether annexation should occur, in addition to review of criteria for comprehensive plan and zoning amendments.

2015 Orderly Annexation Agreement

Both of the applicant's parcels are within the land identified as the 'annexation area' under an Orderly Annexation Agreement between the City of Oronoco and the Township of Oronoco that was signed in 2015. Figure 2 shows the land that is within the entire 'annexation area' per the 2015 agreement, which totals approximately 700 acres of land. Said agreement states that annexation of the lands identified in the 'annexation area' is in the best interests of 'the residents and owners thereof' and would permit the City to extend municipal services to the area. A previous iteration of this Orderly Annexation Agreement between the City and the Township also identified the applicant's parcels as areas to be annexed in the future.

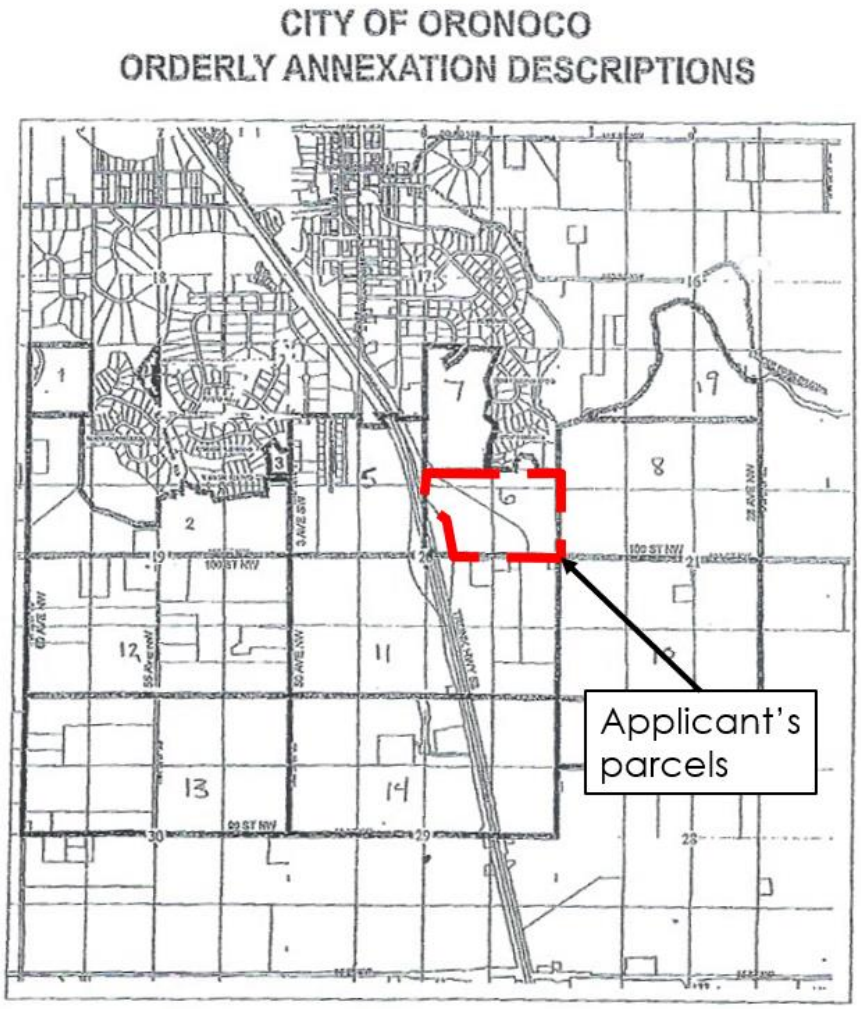

Figure 2: Areas to be annexed, per 2015 Orderly Annexation Agreement.

The agreement outlines the process by which annexation can occur. The agreement also notes that the City's zoning and subdivision authority applies to land within the annexation area, and that these provisions of the city code apply while the property is in the township.

City Utility Code

The City's water and sewer system are regulated by Chapter 51 (Public Utility Code) of the city code. This chapter outlines the requirements of when connections to the City's water and sewer system are required.

Section 51.0091 states that the City's water and sewer system cannot serve properties outside City limits unless approved via Section 51.0092. Section 51.0092 notes that the City's water and sewer system can be extended beyond City limits if the following findings are made by the city:

1) *Annexation at the time of the request for utility service is not in the City's interest, but that the City reserves the right to annex the property in the future;*

2) *The property owners and Township have entered into the agreements required by the City;*

3) *The Township has approved any required permits for the contractual extension of City sewer service to the requesting property; and*

4) *That there are unique circumstances to the property justifying pre-annexation extension of sewer service is appropriate and in the City's best interest and for the benefit of the public, health, safety and welfare of the City and its taxpayers.*

Given that both parcels are identified as areas to be annexed in the 2015 orderly annexation agreement, the findings above cannot be met without the parcels being annexed, as annexation of the applicant's parcels is in the City's interest.

City of Oronoco Water & Wastewater Treatment Facility

The city's wastewater treatment facility (WWTF) and water system were designed with certain assumptions in mind. The projected demand for service that the WWTF is designed to manage was based on the Future Land Use Map within the city's comprehensive plan, which was adopted in 2020 by the city.

The applicant's site is planned to have all wastewater flow to the recently constructed lift station #4, which is located approximately 400 feet to the north of the applicant's site. The flows from lift station #4 are then routed to lift station #1; lift station #1 pumps all the city's wastewater to the WWTF. The city's sanitary sewer infrastructure (pipes, sanitary sewer mains, lift stations, and the WWTF itself) was designed, sized, and constructed to serve the city plus the 700 acres of land identified in the 2015 orderly annexation agreement that is to be annexed into the city. Figure 3 is an excerpt from the Ultimate Service Area Sewer Phasing plan from the feasibility report for the WWTF. The excerpt shows that the applicant's site is within the future plans for sewer service over roughly the next 20 years – Phase 1C.

In addition, the city has designed and constructed the water supply and distribution network to serve the existing city limits and to be extended south to serve the applicant's parcel and adjacent parcels to the south, east and west. It is important that the applicant's site be served by both Oronoco's wastewater and

Reference: Gold Rush Crossing – Future Land Use Map Amendment and Rezoning Requests

water systems as a means for the city to recover a fraction of its wastewater and water systems infrastructure investments, and that the sanitary sewer and water systems eventually extend south and eastward through the applicant's site to serve future development in other areas identified as Phase 1C or Phase 2 in Figure 3 below.

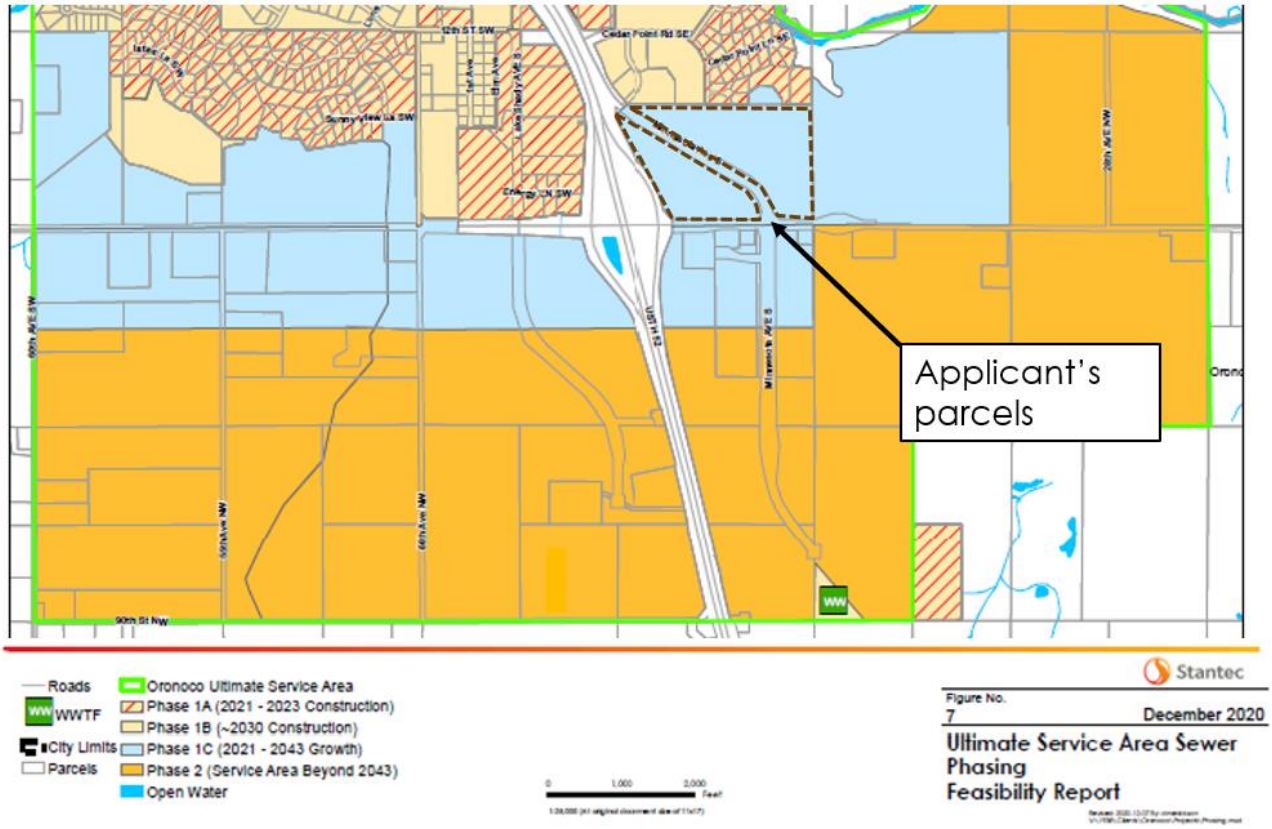

Figure 3: Excerpt of the Ultimate Service Area Sewer Phasing plan, dated December 2020.

Comprehensive Plan & Future Land Use Map

An amendment to the Future Land Use map within the comprehensive plan is a legislative decision, in that the City has broad discretion in decision-making. Amending the zoning ordinance, whether a text amendment or a rezoning (amending the zoning map), is also a legislative decision. When reviewing amendments to the comprehensive plan or zoning ordinance, staff would recommend the council review the following items: the City's comprehensive plan, and the City's zoning ordinance.

The comprehensive plan serves as a blueprint for the city, in that it helps provide guidance to the city on how new and future developments should occur within the city. Within the plan is a 'Future Land Use Map', which specifically guides the future development of parcels within the City, as well as land surrounding the City that may be annexed in the future. An excerpt of the map is shown in Figure 3. Most of the east parcel is designated as 'Multi-Family Residential,' which corresponds to the R-2 zoning district. The southernmost portion of the east parcel is designated as 'Pedestrian-Oriented Commercial,' which corresponds to the B-3

zoning district. The west parcel is designated as 'Highway Commercial,' which corresponds to the B-2 zoning district. Areas to the north and east of the applicant's parcels are designated as 'Low- 'or 'Medium-Density Residential,' while land along County Road 112 is designated as 'Pedestrian-Oriented Commercial'. Lands south of County Road 112 are designated as 'Highway Commercial' or 'Pedestrian-Oriented Commercial'. Areas further south and southeast are designated as 'Low-Density Commercial-Industrial,' which corresponds to the M-1 zoning district.

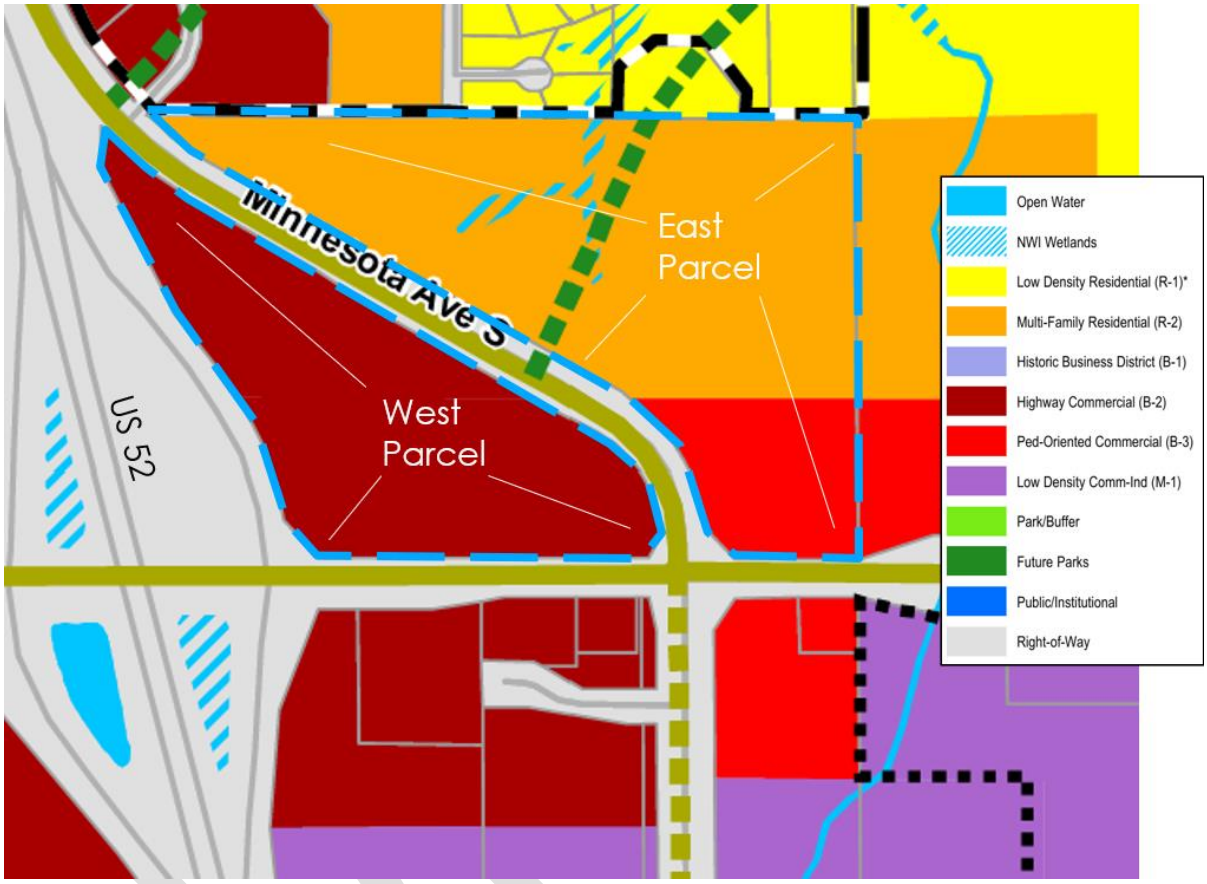

Figure 4: Excerpt of the City's Future Land Use Map. The applicant's parcels are outlined in light blue. City limits are shown in the black and white dashed line.

The comprehensive plan has several statements that create the vision for the future of the community; these are found in Section 2.3 of the plan. Staff have included some of the vision statements that apply to this request below in *italics*, with staff comments following.

- ***2.3.2 - Growth should be balanced and sustainable.*** *The citizens of Oronoco view the health of their natural environment, the strength of their community, the security of their economy, and the fiscal stability of their local government as interdependent. Adequate land should be reserved for all suitable land uses, including residential, recreation, commercial, institutional, and office/business.*

- The City has entered into an Orderly Annexation Agreement with the Township of Oronoco to outline the process for annexation of certain land into the city. The agreement includes both of the applicant's parcels.

- The Future Land Use Map guides/designates the west parcel south of Minnesota Avenue as 'Highway Commercial' (which corresponds to the B-2 zone in the City's zoning ordinance), while the east parcel north of Minnesota Avenue is 'Multifamily Residential' (which corresponds to R-2) and 'Ped-Oriented Commercial' (which corresponds to B-3).

- Section 4 of the comprehensive plan discusses current and future land use, noting a goal to provide for land guided for both residential and commercial development. The policies to achieve said goals include annexations, zoning map amendments, and subdivisions.

- Staff recommends that sites outside of the current City limits, such as these subject parcels, pursue annexation before proceeding with rezoning. This would ensure that said sites will be connected to City water and sewer infrastructure prior to development.

- ***2.3.3 - Growth should be orderly.*** *Planning should occur first, and land use decisions, such as the zoning ordinance, subdivision regulations, and street and utility extensions should follow and be consistent with the plan. The City should plan growth within its City limits, as well as planning within a future urban service area that may accommodate growth for the next 25 to 50 years.*

    - Amending the future land use designation and zoning of parcels that are outside of the City's boundaries is premature, and in conflict with this statement from the comprehensive plan. Annexation should be pursued and approved prior to any land use decisions occurring.

- ***2.3.4 - Future growth should be required to make full use of urban services.*** *New development should occur contiguous to existing development areas to avoid leapfrogging of urban services through rural properties that would not benefit or bear a portion of the cost of such services.*

    - The applicant's parcels are adjacent to existing development within the city. Annexation would ensure that the applicant's parcels can develop with urban services (i.e., City water and sewer). Approving of a rezoning and/or amending the designation of the parcels prior to annexation could result in development occurring outside of City limits that does not use urban services.

- ***2.3.5 - Planning for growth and change should promote efficient use of land.*** *Sound planning encourages the preservation of land and natural resources. These benefits result from compact land use forms, redevelopment of vacant City lots, and moderation in street and parking standards. Higher density and smaller lot sizes preserve land for the city and neighborhood parks, as well as local woods and wetlands.*

    - The 'east parcel,' located north of Minnesota Avenue, is guided as 'Multifamily Residential' and 'Ped-Oriented Commercial' in the Future Land Use Map. These designations are

Reference: **Gold Rush Crossing – Future Land Use Map Amendment and Rezoning Requests**

consistent with land to the north that is within the city (the Cedar Woodlands Condo site), and lands to the east and southeast that are outside of the city. Other parcels within the city to the north (east of Cedar Point Road SE) are guided 'Low Density Residential' and are already developed as single-family homes.

- The 'east parcel' has some changes in topography, as well as wooded areas and wetlands near the center of the parcel. Potential multifamily housing on this parcel, as well as public parks and/or open space that incorporate and preserve the existing woodlands and wetlands, can provide a transition from the existing single-family developments to the north to commercial development that would occur closer to Highway 52.
- Rezoning the west parcel' to B-2 would be consistent with the parcel's current designation in the Future Land Use Map.
- Re-guiding the 'east parcel' from 'Multifamily Residential' to 'Highway Commercial' would remove the option for residential development to occur anywhere on said parcel and may not lead to an efficient use of land. Portions of the site further from Minnesota Avenue could remain guided as 'Multifamily Residential.'
- Annexation of both parcels would ensure that they have access to urban services. Without annexation, the two parcels could develop on-site septic and wells, which would not be an efficient use of land.

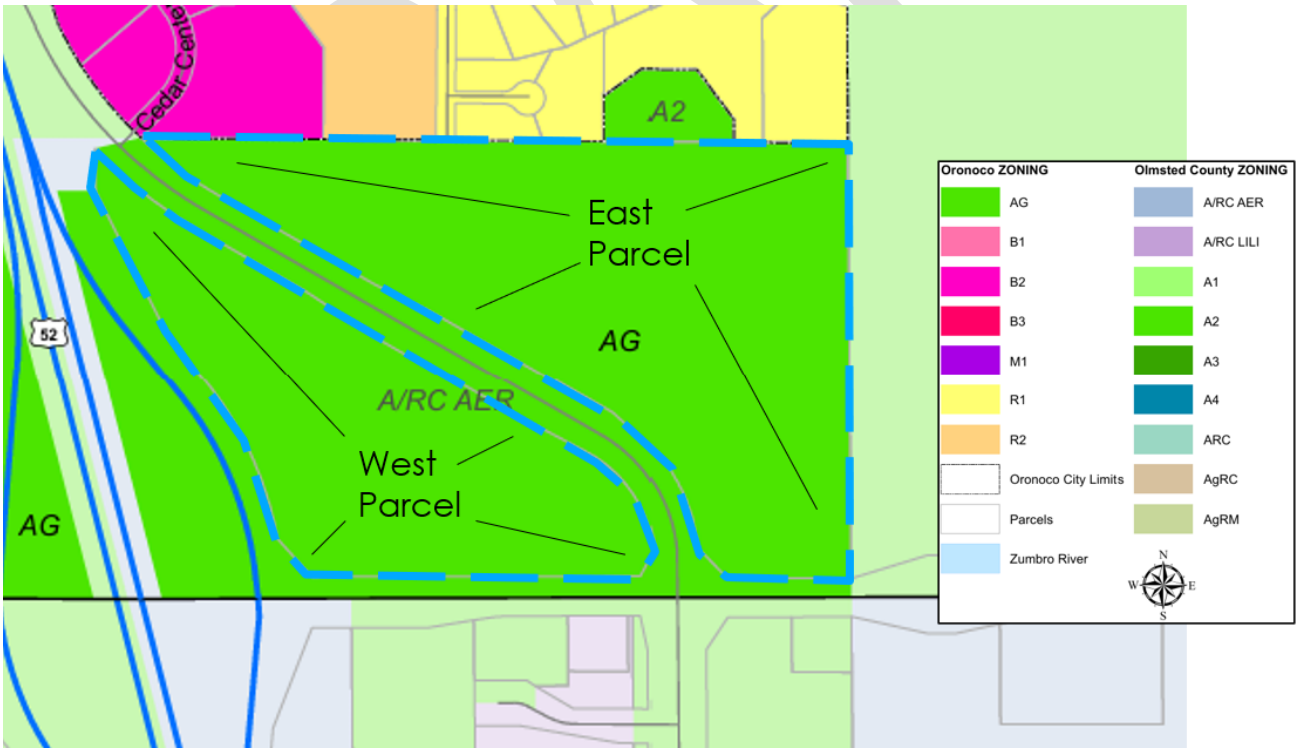

Figure 5: Excerpt of the City's zoning map. The applicant's parcels are outlined in light blue.

Zoning Ordinance

The City's zoning ordinance (title XV of the City code) identifies the zoning districts (or zones) within the City. Figure 4 shows an excerpt from the City's zoning map. The applicant's parcels are currently zoned as AG, which does not correspond to any zoning districts within the City's current zoning code. Section 151.039 *Zoning Districts - property not included; annexations* states the following:

"In every case where property has not been specifically included within a district, the same is hereby declared to be in the R 1 District. Territory annexed to or consolidated with the City subsequent to the effective date of the annexation or consolidation becomes a part of the R 1 District. The districting shall be temporary and the Planning Commission shall recommend to the City Council within a period of one year from the date of annexation or consolidation, a final zoning map for the annexed territory; provided, however, that nothing shall prevent the Commission from recommending the final zoning map at the time of annexation or consolidation."

The ordinance explicitly states that a recommendation on zoning can be made at the time of annexation, which would clear most of the City's concerns with these parcels being developed in a disorderly manner without City sewer and water.

The City's zoning ordinance also states under Section 151.347 items for the City to consider when reviewing an amendment to the ordinance. These are listed below in italics, with staff comments following:

- *151.347 Changes & Amendments - Zoning Amendments*
    - *The essential feature of zoning, both in this subchapter and in any amendment thereof, is planning for which, hereafter, the function of zoning amendments shall be through zoning administration comprised of continuous or periodic study of the:*
        - *(A) Development of property uses;*
            - Per the submitted plans, the applicant intends to develop both parcels as commercial, though the specifics of future development are not yet finalized. Future development would have to adhere to the City's zoning ordinance, as well as subdivision ordinance.
            - Rezoning the 'west' parcel would be consistent with the Future Land Use Plan; though the proposed development would be best served by City water and sewer if the property is annexed. Without annexation, the City cannot guarantee orderly development would occur.
            - The future land use designation of the 'east' parcel would need to be approved in order to rezone; if the Future Land Use Map amendment is not approved, the rezoning request would not be consistent with the City's comprehensive plan.
        - *(B) Nature of population trends;*

- The city has grown in size and population over the last 20 years. The City has identified areas to the south and east of its current boundaries for future expansion. The applicant's parcels are both covered under an Orderly Annexation Agreement and should be annexed to ensure that any future development utilizes City sewer and water.
- Rezoning prior to annexation could negatively affect other properties if development were to occur without annexation occurring, and could impact future growth of the City.

- *(C) Commercial and industrial growth both actual and prospective; and*
  - The proposed request would allow for further development, though without being annexed into the city any potential development could occur in a manner that is inconsistent with the City's comprehensive plan or City ordinances.
- *(D) Affect upon the community as a whole in view of the Comprehensive Plan of the City and how much proposed change, sensibly, systematically, and according to a coordinated plan may be made within and in promotion of the zoning objective of planning.*
  - Rezoning prior to annexation could negatively affect other properties if development were to occur without annexation occurring, and could impact future growth of the City.
  - City staff would be supportive of rezoning the 'west' parcel to B-2 at the time of or after the annexation has occurred.
  - If the City finds the 'east' parcel should be guided to 'Highway Commercial,' then the city would support a rezoning of the parcel to B-2 at time of or after annexation has occurred.

OPTIONS

The Planning Commission has the following options for each request:

(1) Recommend the City council approve of the request, with findings for approval and with/without conditions.

(2) Recommend the City council deny the request, with findings for denial.

(3) Table the request for further review/study.

Reference: Gold Rush Crossing – Future Land Use Map Amendment and Rezoning Requests

RECOMMENDATION

Amending the Future Land Use Map guidance for Parcel ID 842014079443 ('east' parcel) from 'Multifamily Residential' and 'Pedestrian Oriented Commercial' to 'Highway Commercial'.

Denial –Staff recommends denial of the request to amend the Future Land Use Map designation for Parcel ID 842014079443 (the 'east parcel), based on the following findings:

1. The proposed request is inconsistent with 2.3.2 of the comprehensive plan.
    a. The city has entered into an Orderly Annexation Agreement with the Township of Oronoco to outline the process for annexation of certain land into the city. The agreement includes both of the applicant's parcels.
    b. Section 4 of the comprehensive plan discusses current and future land use, noting a goal to provide for land guided for both residential and commercial development. The policies to achieve said goals include annexations, zoning map amendments, and subdivisions.
    c. Sites outside of the current City limits should pursue annexation and then proceed with rezoning; this would ensure that said sites are able to utilize City water and sewer infrastructure, which is necessary to promote the environmental health of the community, and orderly development of land within the Orderly Annexation Agreement.
2. The proposed request is inconsistent with 2.3.3 of the comprehensive plan.
    a. Amending the future land use designation and zoning of parcels that are outside of the City's boundaries appears to be premature, and in conflict with this statement from the comprehensive plan. Annexation should be pursued and approved prior to any land use decisions occurring to allow the city to expand development into all areas of the annexation area described in the Orderly Annexation Agreement.
3. The proposed request is inconsistent with 2.3.4 of the comprehensive plan.
    a. The applicant's parcels are adjacent to existing development within the city. Annexation would ensure that the applicant's parcels can develop with urban services (i.e., City water and sewer). Approving of a rezoning and/or amending the designation of the parcels prior to annexation could result in development occurring outside of City limits that does not use urban services, and thus could potentially stunt consistent and orderly connection to the City's water and sewer system.
4. The proposed request is inconsistent with 2.3.5 of the comprehensive plan.
    a. The 'east parcel' has some changes in topography, as well as wooded areas and wetlands near the center of the parcel. Potential multifamily housing on this parcel, as well as public parks and/or open space that incorporate and preserve the existing woodlands and wetlands, can provide a transition from the existing single-family developments to the north to commercial development that would occur closer to Highway 52.

b. Re-guiding the 'east parcel' from 'Multifamily Residential' to 'Highway Commercial' would remove the option for residential development to occur anywhere on said parcel, and may not lead to an efficient use of land. Portions of the site further from Minnesota Avenue could remain guided as 'Multifamily Residential.'

c. Annexation of the parcels would ensure that they have access to urban services. Without annexation, the applicant's parcels could develop on-site septic and wells, which would not be an efficient use of land.

5. The city's water and wastewater infrastructure were designed to accommodate development on this site. Without annexation, the applicant's parcels could develop with on-site septic and wells, which would limit the potential expansion of said systems to serve other land that could be annexed into the city in the future, and would limit the city's ability to financially support and maintain said systems.

Approval – If the City approves of the request to amend the Future Land Use Map designation for Parcel ID 842014079443 (the 'east parcel), staff recommends approval be made based on the following findings:

1. The proposed request is consistent with 2.3.2 of the comprehensive plan.

    a. Amending the designation of this parcel would provide additional land available for future commercial land use in this section of the city along the Minnesota Avenue corridor.

2. The proposed request is consistent with 2.3.3 of the comprehensive plan.

    a. The future land use map designates the future land uses of some parcels located beyond City limits that could be annexed in the future. Amending the designation of this parcel would provide guidance for future land use decisions.

3. The proposed request is consistent with 2.3.4 of the comprehensive plan.

    a. The applicant's parcels are adjacent to existing development within the city. Annexation would ensure that the applicant's parcels can develop with urban services (i.e., City water and sewer). Approving of a rezoning and/or amending the designation of the parcel contingent on annexation occurring in a timely manner ensures that future development would use urban services.

4. The proposed request is consistent with 2.3.5 of the comprehensive plan.

    a. Re-guiding the 'east parcel' from 'Multifamily Residential' and 'Pedestrian Oriented Commercial' to 'Highway Commercial' would allow for future commercial development to occur along the Minnesota Avenue corridor.

    b. Annexation of the parcels would ensure that they have access to urban services. Without annexation, the applicant's parcels could develop on-site septic and wells, which would not be an efficient use of land.

Reference: Gold Rush Crossing – Future Land Use Map Amendment and Rezoning Requests

Staff would also recommend the following conditions of approval be adopted:

1. Publishing of the ordinance shall not occur until annexation of the parcel into the City, in accordance with the 2015 Orderly Annexation Agreement with the Township of Oronoco, occurs. Annexation shall be completed within six (6) months of approval being granted by the City Council.

    a. The annexation shall be considered 'complete' and satisfying the condition above upon an order of the Minnesota Office of Administrative Hearings approving the annexation being made.

2. If the above conditions are not met within the specified timeframe, the approval shall become null and void.

Rezoning of Parcel ID 842014079443 ('east' parcel) from AG to B-2

Denial –Staff recommends denial of the requested rezoning be based on the following findings.

1. The proposed rezoning would be inconsistent with the guidance of the parcel as shown in the Future Land Use Map.

2. Rezoning prior to annexation could negatively affect the health, safety, and welfare of other properties if development were to occur without annexation occurring, and could impact future growth of the City.

3. The City's Utility Code does not allow for extension of City water and sewer beyond City limits unless the criteria under Section 51.0092 are met. This parcel is identified as land to be annexed into the city under the 2015 Orderly Annexation Agreement; the criteria in Section 51.0092 cannot be met as annexation of the applicant's parcels is in the City's interest.

4. The proposed rezoning request would allow for more intensive development than is currently permitted. Without being annexed into the city any potential development could occur in a manner that is inconsistent with the City's comprehensive plan or City ordinances. The city's water and wastewater infrastructure were designed to accommodate development on this site. Without annexation, the applicant's parcels could develop with on-site septic and wells, which would limit the potential expansion of said systems to serve other land that could be annexed into the city in the future, and would limit the city's ability to financially support and maintain said systems.

Approval – If the City approves the rezoning request, staff recommends approval of the requested rezoning be based on the following findings.

1. The proposed rezoning would be consistent with the guidance of the parcel as shown in the Future Land Use Map.

2. A rezoning of the parcel shall be contingent on the parcel being annexed into the City. If development were to occur without annexation occurring, it could negatively impact neighboring properties and could impact future growth of the City.

Reference: Gold Rush Crossing – Future Land Use Map Amendment and Rezoning Requests

3. Rezoning the parcel as 'B-2' would allow for commercial development on the parcel, though without being annexed into the city any potential development could occur in a manner that is inconsistent with the City's comprehensive plan or City ordinances.

Staff would also recommend the following conditions of approval be adopted:

1. The rezoning ordinance shall not be published, nor shall the City's official zoning maps be amended consistent with this resolution until annexation of the parcel into the City, in accordance with the 2015 Orderly Annexation Agreement with the Township of Oronoco, has been completed. Annexation shall be completed within six (6) months of approval being granted by the City Council.

    a. The annexation shall be considered 'complete' and satisfying the condition above upon the City receiving an order of the Minnesota Office of Administrative Hearings ("OAH") approving the annexation of the parcels the subject of this resolution, and also a change in the municipal boundary consistent with the OAH order.

2. If the above conditions are not met within the specified timeframe, the rezoning approval shall lapse, become null and void, and the properties described herein shall retain their current zoning classifications.

Rezoning of Parcel ID 842013079442 ('west' parcel) from AG to B-2

Denial - Staff would recommend denial of the requested rezoning, based on the following findings.

1. Rezoning prior to annexation could negatively affect the health, safety, and welfare of other properties if development were to occur without annexation occurring, and could impact future growth of the City.

2. The proposed request would allow for further development, though without being annexed into the city any potential development could occur in a manner that is inconsistent with the City's comprehensive plan or City ordinances. The city's water and wastewater infrastructure were designed to accommodate development on this site. Without annexation, the applicant's parcels could develop with on-site septic and wells, which would limit the potential expansion of said systems to serve other land that could be annexed into the city in the future, and would limit the city's ability to financially support and maintain said systems.

Approval – If the City approves the rezoning request; staff recommends approval of the requested rezoning be based on the following findings.

1. The proposed rezoning would be consistent with the guidance of the parcel as shown in the Future Land Use Map.

2. A rezoning of the parcel shall be contingent on the parcel being annexed into the City. If development were to occur without annexation occurring, it could negatively impact neighboring properties and could impact future growth of the City.

3. Rezoning the parcel as ‘B-2’ would allow for commercial development on the parcel, though without being annexed into the city any potential development could occur in a manner that is inconsistent with the City’s comprehensive plan or City ordinances.

Staff would also recommend the following conditions of approval be adopted:

1. The rezoning ordinance shall not be published, nor shall the City’s official zoning maps be amended consistent with this resolution until annexation of the parcel into the City, in accordance with the 2015 Orderly Annexation Agreement with the Township of Oronoco, has been completed. Annexation shall be completed within six (6) months of approval being granted by the City Council.

    a. The annexation shall be considered ‘complete’ and satisfying the condition above upon the City receiving an order of the Minnesota Office of Administrative Hearings (“OAH”) approving the annexation of the parcels the subject of this resolution, and also a change in the municipal boundary consistent with the OAH order.

2. If the above conditions are not met within the specified timeframe, the rezoning approval shall lapse, become null and void, and the properties described herein shall retain their current zoning classifications.