

ORDINANCE NO. 467

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRING LAKE PARK AND CREATING A NEW PLANNED UNIT DEVELOPMENT DISTRICT

The City Council of the City of Spring Lake Park, Minnesota, ordains as follows:

Section 1. Zoning Map Amendment. The following property is hereby rezoned from C-3, Office Commercial, to PUD #2020-1, Planned Unit Development, District:

Lot 1 Block 1 Spring Lake Commons Addition

Section 2. Design Standards. The rezoning of the property incorporates the following PUD (Planned Unit Development) design standards:

a. Intent

The purpose of this zone is to create a PUD to allow for a one story, 32-unit assisted living/memory care facility. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. Except as modified by this Ordinance, the development shall comply with the requirements of the C-3, Office Commercial, Zoning District.

b. Permitted Uses

The permitted uses in this zone shall generally comply with the uses specified for the C-3, Office Commercial, District in Appendix D of Chapter 153 of the Spring Lake Park Code of Ordinance, with the exception that Convalescent and nursing homes shall be a Permitted Use.

c. Building Location, Area, Height and Architecture

The minimum rear yard setback for structures in the PUD #2020-1 District shall be 15 feet. Front and side yard setbacks shall conform to the setbacks for the C-3, Office Commercial, District, as set forth in Appendix E of the Zoning Code.

Building location, area, height and architecture shall conform to the standards set forth in Chapter 153 of the Zoning Code and other applicable provisions of the Spring Lake Park City Code.

d. Grading, Drainage, Utilities, Storm Water Management and Other Performance Characteristics.

The grading, drainage, utilities, storm water management and other performance characteristics of the PUD #2020-1 shall generally conform to City of Spring Lake Park and Coon Creek Watershed District standards. All site improvement plans are subject to approval by the City Engineer and Public Works Director prior to construction.

A drainage and utility easement shall be granted in favor of the City over the storm water pond servicing the PUD along with an access easement to allow for adequate ingress and egress to the pond. The granting of such easements shall not relieve owners of real property located within the PUD from the maintenance obligations set forth by the Coon Creek Watershed District in its agreement with said owners, which is adopted by reference.

Additional landscaping and screening will be provided to the west neighbor in the form of a fence or shrubbery. Additional landscaping will be provided on the south side of the parking lot toward Osborne Road to screen cars and headlights, as approved by St. Paul Regional Water Services and the City Planner. Said landscaping shall be generally consistent with the drawings depicted in the City Planner's memo dated May 25, 2020.

All other standards shall be governed by the Spring Lake Park City Code.

Plans shall be modified to address the conditions set forth in the City Planner's memo dated May 25, 2020, which is adopted by reference.

Section 3. Findings. In rezoning the above referenced property to the PUD #2019-1 Zoning District and related PUD Development Plans, the City Council finds the following:

- a. The use is a necessary service in the community for aging residents and is convenient located on a major roadway across from a major medical center.
- b. The proposed PUD makes efficient use of the available developable land, which is limited due to the St. Paul Regional Water Services easement.
- c. The PUD requests flexibility to the rear setbacks abutting the Spring Creek Estates Townhomes and to the Osborne Apartments parking lot.
- d. The use and lot coverage are consistent with the Comprehensive Plan and zoning in all respects other than the rear setbacks.
- e. The building and site are well designed and attractive.
- f. The project meets the criteria in Section 153.150 of the Zoning Code, offering the benefits of high standards of site and building design, providing a necessary service in the community, and using available land in an efficient way.

Section 5. Official Zoning Map. The Administrator, Clerk/Treasurer shall make the applicable changes to the official zoning map.

Section 6. Severability. Should any section, paragraph, provision, sentence or lesser part of this Ordinance be found invalid by a Court of competent jurisdiction, then such invalid section, paragraph, provision, sentence or phrase shall be severed from this Ordinance and all remaining portions of this Ordinance shall continue in full force and effect.

Section 7. Effective Date. The ordinance shall become effective upon adoption and publication.

Passed by the City Council of the City of Spring Lake Park, Minnesota, this 1st day of June, 2020.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

