

**ORDINANCE NO. 336, SECOND SERIES**

**CITY OF ST. FRANCIS  
ANOKA COUNTY**

**AN ORDINANCE APPROVING REZONING 3503 BRIDGE ST NW FROM B-1 TO  
THE RUM RIVER PRESERVE OF ST. FRANCIS PUD – 2<sup>ND</sup> READING**

**WHEREAS**, the applicant, Kinghorn Construction, applied for preliminary and final PUD plan approval on September 19, 2024 on behalf of The Weaver Brothers Company for the property legally described in Exhibit A; and

**WHEREAS**, on October 16, 2024, after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon; and

**WHEREAS**, on October 16, 2024, at an official public hearing, the Planning Commission considered the applicant’s submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and made recommendations for consideration by the City Council; and

**WHEREAS**, on November 4, 2024 and November 18, 2024, the City Council has considered the proposed project and found that the project will not negatively impact the public health, safety, or welfare; and

**WHEREAS**, the rezoning to PUD is consistent with the Comprehensive Plan designation for the site; and

**WHEREAS**, the applicant is proposing a mix of uses on the site, including high density residential and commercial; and

**WHEREAS**, the proposed development provides a clear and identified public benefit to the City in the form of additional site landscaping and pedestrian connections to the existing sidewalk and trail system along Bridge St and Rum River North County Park to enhance the pedestrian nature of this development and the Bridge St corridor as a whole.

**THE CITY COUNCIL OF THE CITY OF ST. FRANCIS, ANOKA COUNTY,  
MINNESOTA, ORDAINS:**

**Section 1.** The property legally described in Exhibit A is hereby rezoned from the B-1 Central Business District to the Rum River Preserve of St. Francis Planned Unit Development dated October 25, 2024 and included in Exhibit B.

**Section 2.** The following conditions shall apply to property rezoned to the Rum River Preserve of St. Francis PUD by this Ordinance:

1. The following uses are permitted within the Rum River Preserve of St. Francis PUD:
  - a. Three drive-thrus
  - b. Standalone apartments
  - c. Principal and accessory uses allowed in the B-1 District
  
2. Minimum dimensional requirements shall be as follows:
  - a. Commercial buildings shall be set back no more than 85 feet from the front property line. All other dimensional standards of the B-1 District shall apply.
  - b. Apartments shall meet the lot and site requirements established for the R-3 District.
  
3. Design Standards
  - a. A parking area may be located between the Phase 1 commercial building and Bridge Street.
  - b. All other design standards for the B-1 District shall apply to the commercial buildings within the PUD.
  - c. The parking lot and parking spaces shall be designed to meet the standards in City Code Section 10-72-04 Performance Standards.
  
4. Multiple principal structures shall be permitted on one lot in accordance with the site plan.
5. The drive-thru use shall meet all use-specific standards established for this use type in City Code Section 10-68-09 Drive-Thru Establishment.
6. Signage shall be installed to clearly indicate the circulation patterns around the drive-thrus in Phase 1.
7. Applicant shall address all comments from Anoka County to the County's satisfaction.
8. Applicant shall address all comments from the City Engineer as specified in the Engineer's memo dated November 1, 2024 to the Engineer's satisfaction.
9. Applicant shall be responsible for all fees associated with this land use application.
10. Each subsequent phase of the Rum River Preserve of St. Francis PUD shall include a site plan which will be reviewed by the Planning Commission and City Council.
11. Screening between the Phase 1 commercial building and the future residential building(s) to the north in accordance with City Code Section 10-73-05 Required Screening shall be established at the time of residential development.
12. All general zoning standards in the St. Francis City Code, to the extent not inconsistent with the terms of this ordinance, shall apply.

**Section 3.** The Zoning Map of the City of St. Francis referred to and described in Section 10-14-03 of the St. Francis City Code shall not be republished to show the aforesaid rezoning, but the Zoning Administrator or designee shall appropriately mark the Zoning Map on file in the City Clerk's office for the purpose of indicating the rezoning provided for in this ordinance and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

**Section 4.** This Ordinance shall take effect and be enforced from and after its passage and publication according to law.

Approved and adopted by the City Council this 18<sup>th</sup> day of November, 2024.

SEAL

BY: \_\_\_\_\_  
Joseph Muehlbauer, Mayor

\_\_\_\_\_  
Attest: Jenni Wida, City Clerk

DRAFTED BY:  
**HKGi**  
800 Washington Ave N, Suite 103  
Minneapolis, MN 55401

## **EXHIBIT A**

### **Legal Description**

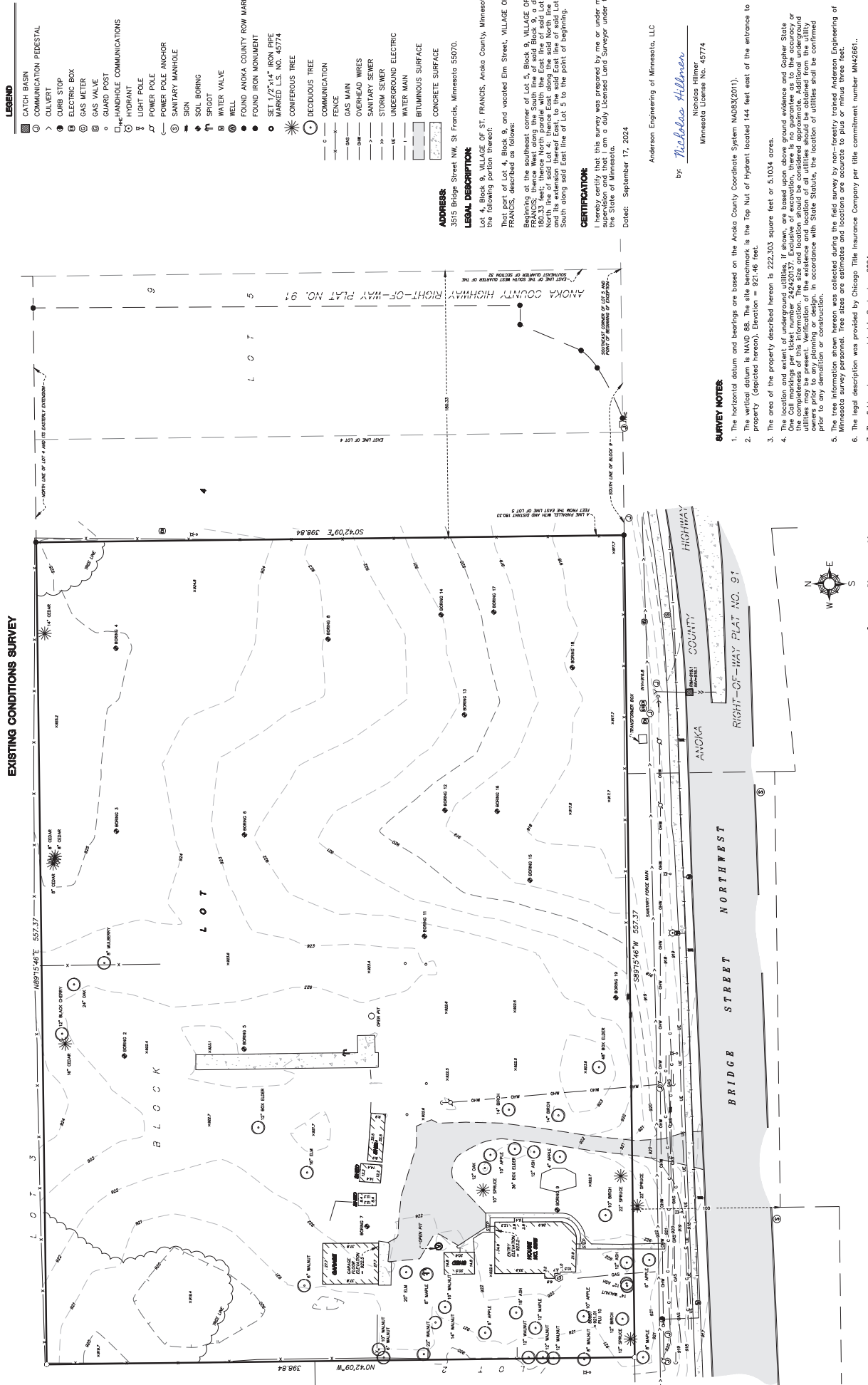
Lot 4, Block 9, VILLAGE OF ST. FRANCIS, Anoka County, Minnesota, except the following portion thereof:

That part of Lot 4, Block 9, and vacated Elm Street, VILLAGE OF ST. FRANCIS, described as follows:

Beginning at the southeast corner of Lot 5, Block 9, VILLAGE OF ST. FRANCIS; thence West along the South line of said Block 9, a distance of 180.33 feet; thence North parallel with the East line of said Lot 5, to the North line of said Lot 4; thence East along the said North line of Lot 4, and its extension thereof East, to the said East line of said Lot 5; thence South along said East line of Lot 5 to the point of beginning.

# EXHIBIT B

## EXISTING CONDITIONS SURVEY



- LEGEND**
- ☐ CATCH BASIN
  - ☐ COMMUNICATION PEDESTAL
  - > CULVERT
  - ⊕ CURB STOP
  - ⊕ ELECTRIC BOX
  - ⊕ GAS METER
  - ⊕ GAS VALVE
  - ⊕ GUARD POST
  - ⊕ HANDHOLE COMMUNICATIONS
  - ⊕ HYDRANT
  - ⊕ LIGHT POLE
  - ⊕ POWER POLE ANCHOR
  - ⊕ SANITARY MANHOLE
  - ⊕ SIGN
  - ⊕ SOIL BORING
  - ⊕ SPOUT
  - ⊕ WATER VALVE
  - ⊕ WELL
  - ⊕ FOUND ANOKA COUNTY ROW MARKER
  - ⊕ FOUND IRON MONUMENT
  - ⊕ SET 1/2" x 1/4" IRON PIPE MARKED U.S. NO. 45774
  - ☀ CONIFEROUS TREE
  - ☀ DECIDUOUS TREE
  - COMMUNICATION
  - FENCE
  - GAS MAIN
  - OVERHEAD WIRES
  - SANITARY SEWER
  - STORM SEWER
  - UNDERGROUND ELECTRIC
  - WATER MAIN
  - BITUMINOUS SURFACE
  - CONCRETE SURFACE

**ADDRESS:**  
3515 Bridge Street NW, St. Francis, Minnesota 55070.

**LEGAL DESCRIPTION**

Lot 4, Block 9, VILLAGE OF ST. FRANCIS, Anoka County, Minnesota, except the following portion thereof:  
That part of Lot 4, Block 9, and vacated Elm Street, VILLAGE OF ST. FRANCIS, described as follows:  
Beginning at the southeast corner of Lot 5, Block 9, VILLAGE OF ST. FRANCIS; thence West along the South line of said Block 9, a distance of 144.00 feet to the intersection of the said South line with the North line of said Lot 4; thence East along the said North line of Lot 4, and its extension thereof East, to the said East line of said Lot 5; thence South along said East line of Lot 5 to the point of beginning.

**CERTIFICATION**

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated: September 17, 2024

Anderson Engineering of Minnesota, LLC

by: *Nicholas Hillmer*  
Nicholas Hillmer  
Minnesota License No. 45774

**SURVEY NOTES:**

1. The horizontal datum and bearings are based on the Anoka County Coordinate System NAD83(2011).
2. The vertical datum is MADS 88. The site benchmark is the Top Nut of Hydrant located 144 feet east of the entrance to property (easement hereon). Elevation is 921.46 feet.
3. The area of the property described hereon is 222,303 square feet or 5.1034 acres.
4. The location and extent of underground utilities, if shown, are based upon above ground evidence and Capitec State Survey, Inc. records. The location and extent of underground utilities should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility companies. The location of all utilities should be confirmed in accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
5. The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
6. The legal description was provided by Chicago Title Insurance Company per title commitment number MN4261.
7. The field work was completed in September, 2024.



**ANDERSON**  
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ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE  
www.aeminc.com

Anderson Engineering of Minnesota, LLC  
13905 161 Avenue North, Suite 100  
Plymouth, MN 55441  
763-412-4000 (o) 763-412-4000 (f)

NO.	DATE	DESCRIPTION OF REVISIONS

DESIGNED BY: J.W.	DRAWN BY: J.W.	CHECKED BY: J.W.P.
DATE: 10/29/2024	SCALE: AS SHOWN	DATE: 10/29/2024

PHASE 1  
 OCTOBER 25, 2024

DRAWING TITLE  
**MASTER SITE PLAN**

DRAWING NO. <b>C4</b>	COMM. NO. 18299
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- LEGEND**
- PROPERTY LIMITS
  - PHASE 1 RETAINING WALL
  - PHASE 1 CONCRETE C&G PAVEMENT
  - PHASE 1 BITUMINOUS PAVEMENT
  - PHASE 1 CONCRETE PAVEMENT
  - FUTURE CONCRETE C&G
  - FUTURE PAVEMENT MARKING

**SITE DATA**

ADDRESS: 3503 BRIDGE ST NW  
 ST FRANCIS, MN 55070

PID: 33-34-24-0.017

TOTAL PARCEL AREA: 5.19 AC

TOTAL BUILDING SQUARE FOOTAGE: 44,483 SF

PHASING SCHEDULE:  
 PHASE 1: FALL 2024  
 PHASE 2: SPRING 2025  
 PHASE 3: TBD  
 PHASE 4: TBD

PHASE 1 SIDEWALK ALIGNMENT SHOWN FOR CONSTRUCTION. THIS ALIGNMENT IS CONSTRUCTED WITH THE PHASE 1 WORK AND RELOCATED TO PERMANENT ALIGNMENT DURING THE PHASE 4 CONSTRUCTION.

PHASE 1: 2,000 SF  
 PHASE 2: 11,940 SF  
 PHASE 3: 11,940 SF  
 PHASE 4: 20,503 SF

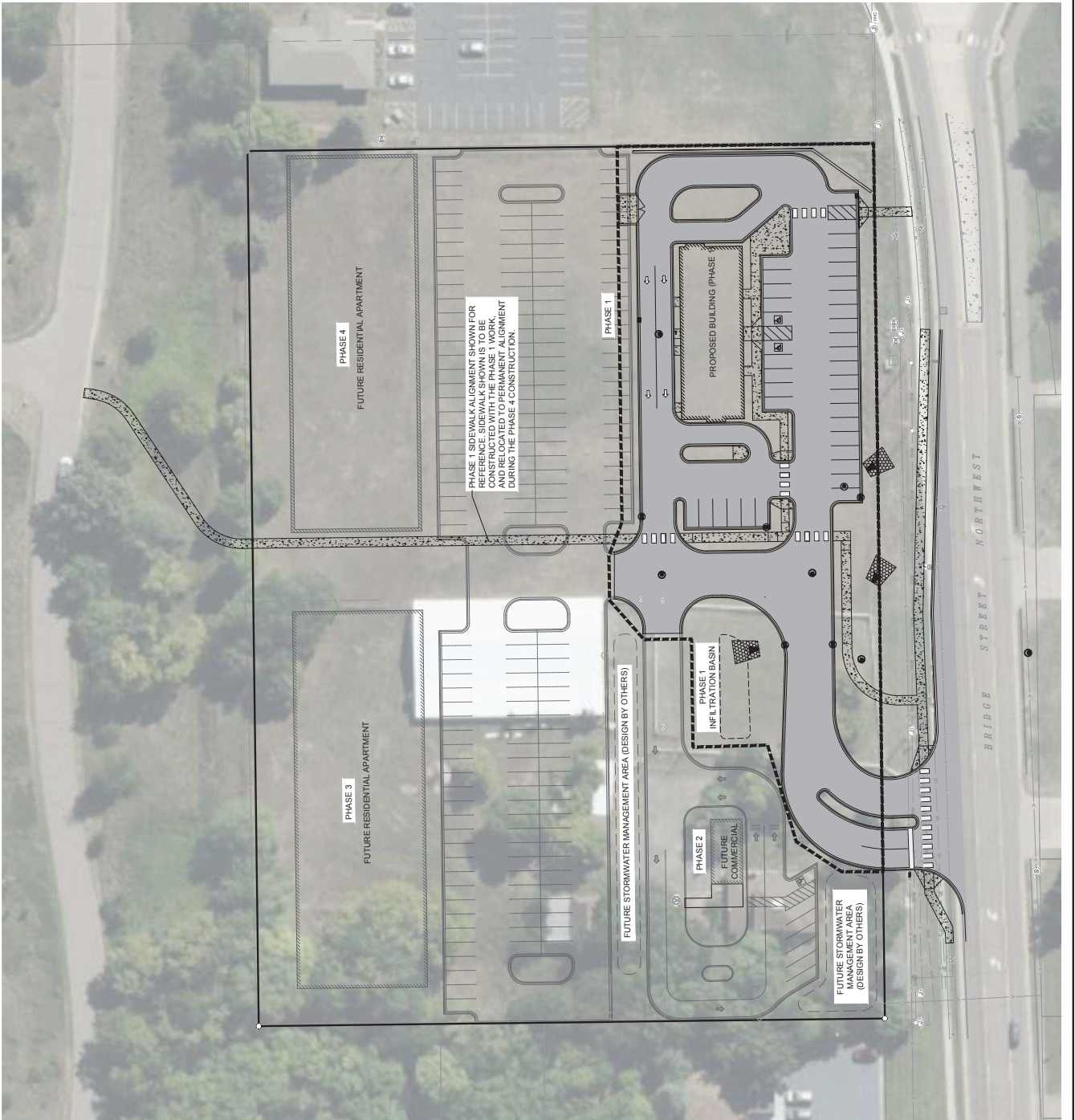
EXISTING ZONING: B1  
 PROPOSED ZONING: B1

BUILDING SETBACKS:  
 FRONT YARD: 10 FEET MINIMUM 5 FT  
 SIDE YARD: 5 FEET MINIMUM 5 FT  
 REAR & SIDE YARD: 5 FT

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Lot 4, Block 9, VILLAGE OF ST. FRANCIS, Anoka County, Minnesota, except the following portion thereof:  
 That part of Lot 4, Block 9, and vacated Elm Street, VILLAGE OF ST. FRANCIS, described as follows:  
 Beginning at the Northwest corner of Lot 5, Block 9, VILLAGE OF ST. FRANCIS; thence West along the South line of said Block 9, a distance of 160.33 feet; thence North parallel with the East line of said Block 9, a distance of 160.33 feet; thence East along the North line of said Block 9, a distance of 160.33 feet; thence South along the East line of said Block 9, a distance of 160.33 feet; thence South along said East line of Lot 4 to the point of beginning.

**PHASE 1 LEGAL DESCRIPTION**  
 (PLACEHOLDERS)



NOT FOR CONSTRUCTION