

**ORDINANCE NO. 332**

**CITY OF ST. FRANCIS  
ANOKA COUNTY**

**AN ORDINANCE AMENDING THE RIVERS EDGE PLANNED UNIT  
DEVELOPMENT – 2<sup>ND</sup> READING**

**WHEREAS**, on June 26, 2024, Dale Willenbring on behalf of Tamarack Land Development, LLC applied for an amendment to the Rivers Edge Planned Unit Development (PUD) to rezone the property legally described in Exhibit A to the Rivers Edge PUD and to reduce side yard setbacks for villa lots in the 7<sup>th</sup> Addition of the Rivers Edge subdivision; and

**WHEREAS**, the Rivers Edge PUD was approved on June 4, 2018 by Ordinance 240; and

**WHEREAS**, the Rivers Edge PUD is included as Exhibit B; and

**WHEREAS**, the applicant is proposing to rezone the property described in Exhibit A to the existing Rivers Edge PUD; and

**WHEREAS**, the site to be rezoned was included in the conceptual development plans for the Rivers Edge subdivision; and

**WHEREAS**, the setback amendment is requested in order to allow for the development of the villa lots within the Rivers Edge subdivision, which was planned as a development containing a variety of housing types following guidance from the City's Comprehensive Plan; and

**WHEREAS**, on July 17, 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 July 17, 2024, the Planning Commission unanimously recommended approval of the requested PUD amendment; and

**WHEREAS**, on August 5, 2024 and August 19, 2024, the City Council considered the proposed project as it might affect public health, safety, or welfare and found that the project will not negatively impact the public health, safety, or welfare; and

**WHEREAS**, on August 5, 2024 and August 19, 2024, the City Council studied the practicality of the request, taking into consideration the present and future development of the property and the requirements of the Zoning and Subdivision Ordinances and other official controls, and found the amendment to be consistent with the 2040 Comprehensive Plan, the 2018 Rivers Edge concept plan and the approved preliminary plat for the Rivers Edge subdivision.

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

**Section 1.** The St. Francis Zoning Map is amended to zone the property described in Exhibit A to the Rivers Edge PUD.

**Section 2.** The following conditions apply to the property zoned Rivers Edge PUD:

1. The following are permitted uses:
  - a. Single-family dwellings
  - b. Villa dwellings
  
2. Lot and site dimensions shall be established as follows:

<b>Rivers Edge PUD Requirements</b>				
<b>Requirement</b>	<b>Single-Family Lots</b>	<b>Villa Lots (2<sup>nd</sup> Addition)</b>	<b>Villa Lots (7<sup>th</sup> Addition)</b>	<b>Lots within Rum River Management Overlay District</b>
Lot Area	9,450 SF	6,100 SF	6,100 SF	20,000 SF riparian 12,150 SF non-riparian
Lot Width	70 ft.	50 ft.	50 ft.	90 ft.
Width at setback from river	N/A	N/A	N/A	90 ft.
Front setback	25 ft.	25 ft.	25 ft.	35 ft.
Side setback	7.5 ft.	7.5 ft.	6 ft.	7.5 ft.
Corner side setback	20 ft.	20 ft.	20 ft.	20 ft.
Rear setback	30 ft.	25 ft.	25 ft.	30 ft.
Wetland setback	30 ft.	30 ft.	30 ft.	30 ft.
OHW setback	N/A	N/A	N/A	75 ft.

3. 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.** This ordinance shall become effective after publication.

Approved and adopted by the City Council this 19<sup>th</sup> day of August, 2024.

SEAL

CITY OF ST. FRANCIS

By: \_\_\_\_\_  
Joseph Muehlbauer, Mayor

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

DRAFTED BY:

**HKGi**

800 Washington Ave N, Suite 103  
Minneapolis, MN 55401

**Exhibit A**

That part of the West 400 feet of the Northwest Quarter of the Northwest Quarter of Section 33, Township 34, Range 24, Anoka County, Minnesota, lying northwesterly of the right-of-way of County Road No. 72 (Rum River Blvd.)

**Exhibit B**

