

**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 – 1<sup>ST</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, 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 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 4<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**

<to be inserted>