

**ORDINANCE NO. 301, SECOND SERIES**

**CITY OF ST. FRANCIS  
ANOKA COUNTY**

**AN ORDINANCE APPROVING REZONING 23925 ST FRANCIS BLVD NW FROM  
R-3 AND B-2 TO THE BLUFFS OF RUM RIVER PUD – 2<sup>ND</sup> READING**

**WHEREAS**, the applicant, The Bluffs of Rum River, LLC, applied for a preliminary plat amendment on June 20, 2025 for the property legally described in Exhibit A; and

**WHEREAS**, on August 17, 2022, 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 August 17, 2022, 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 October 3, 2022 and August 4, 2025, 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 the Bluffs 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 single-unit residential, attached rowhomes, apartment, and commercial; and

**WHEREAS**, the proposed development provides a clear and identified public benefit to the City in the form of the preservation of natural features and open space along the Rum River and the creation of housing types that have been identified as a need in the community by the 2040 Comprehensive Plan.

**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 R-3 High Density Residential District and the B-2 General Business District to The Bluffs of Rum River Planned Unit Development dated \_\_\_\_\_, 2025 and included in Exhibit B.

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

1. The following uses are permitted within The Bluffs of Rum River PUD:

- a. Single-unit residential in Blocks 1, 4, and 5
  - b. Detached townhomes/villas in Blocks 2, 3, 6, and 7
  - c. Attached rowhomes in Blocks 8 and 9
  - d. Apartment building in Block 10
  - e. Commercial uses as permitted in the B-2 zoning district in Block 11
  - f. Accessory uses
    - i. For Blocks 1-7, accessory uses as listed in the R-2 district are permitted.
    - ii. For Blocks 7-10, accessory uses as listed in the R-3 district are permitted.
2. The outlots within The Bluffs of Rum River shall be used as follows:
  - a. Outlot A shall be used for City utilities.
  - b. Outlots B and C are considered undevelopable. All development is restricted and must comply with the provisions of the Rum River Management district
  - c. Outlot D shall be used for private open space.
3. Minimum dimensional requirements for single-unit residential lots shall be as follows:
  - a. Average minimum lot size for all single-unit lots in Blocks 1, 4, and 5 shall exceed 20,000 square feet. Minimum lot size for a single-unit lot shall be 14,864 square feet.
  - b. A minimum lot width of 90 feet as measured at the building setback line.
  - c. A minimum building setback from the public street right-of-way of 30 feet.
  - d. A minimum side yard setback of 5 feet for the garage side and 10 feet for the living side.
  - e. A minimum rear yard setback of 75 feet from the Ordinary High Water Level (OHW).
  - f. A maximum building height of 35 feet.
  - g. A maximum impervious surface coverage per lot of 30%.
4. Minimum dimensional requirements for detached townhome/villa units shall be as follows:
  - a. Average minimum area shall be 8,646 square feet per unit.
  - b. A minimum building separation of 12 feet.
  - c. A minimum building setback from the public street right-of-way of 25 feet.
  - d. A minimum setback from Hwy 47 of 50 feet.
  - e. A maximum building height of 35 feet.
5. Minimum dimensional requirements for attached rowhome units shall be as follows:
  - a. Average minimum area shall be 7,658 square feet per unit.
  - b. A minimum unit width of 24 feet.
  - c. A minimum building separation of 12 feet.
  - d. A minimum setback from the public street right-of-way of 30 feet.
  - e. A maximum of 6 units per building.
  - f. One building in Block 8 is allowed to have two units per building (Lots 1 and 2).
  - g. No garage shall extend the full width of any individual unit.
  - h. A maximum building height of 35 feet.
  - i. On-street parking may be used to meet guest parking requirements.

6. Minimum dimensional requirements for the apartment use shall be as follows:
  - a. Requirements for the apartment use shall follow the lot and site requirements listed for the R-3 and uRRM districts.
7. Minimum dimensional requirements for the commercial lot shall be as follows:
  - a. Requirements for the commercial site shall follow the lot and site requirements for the B-2 and uRRM districts.
8. Blocks 2, 3, and 6-9 shall each be limited to a maximum aggregate coverage of 30% impervious surface.
- 9.
10. Multiple principal structures shall be permitted on one lot in accordance with the site plan.
11. 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 August, 2025.

SEAL

BY: \_\_\_\_\_  
Mark Vogel, Mayor

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

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DRAFTED BY:

**HKGi**

800 Washington Ave N, Suite 207

Minneapolis, MN 55401

## **EXHIBIT A**

### **Legal Descriptions**

Parcel A:

The West half of the Southwest Quarter (W 1/2 of SW 1/4), Section 29, Township 34, Range 24; the East half of the Southwest Quarter (E 1/2 of the SW 1/4) of Section 29, Township 34, Range 24, except that part described as follows:

That part of the E 1/2 of the SW 1/4 described as follows:

Commencing at the Southeast corner of the East half of the Southwest Quarter (E 1/2 of SW 1/4) and proceeding thence North on the East line of the East half of the Southwest Quarter (E 1/2 of SW 1/4); to the center line of the Rum River, a natural waterway; and proceeding thence Southwesterly along the center line of the Rum River to the West line of the East half of the Southwest Quarter E 1/2 of SW 1/4) and proceeding thence South on the West line to the Southwest corner of the East half of the Southwest (E 1/2 of SW 1/4); thence East on the South line of the East half of the Southwest Quarter (E 1/2 of SW 1/4) to the point of commencement.

EXCEPT Parcel 30 of minnesota Department of Transportation Right-ofWay Plat No. 02-27.

Parcel B:

The North 4 acres of that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), Section 29, Township 34, Range 24, Anoka County, Minnesota, that lies West of the Rum River.

Parcel C:

That part of the Southeast Quarter of Section 29, Township 34, Range 24, lying West of the Rum River, except the North 4 acres, Anoka County, Minnesota.

## **EXHIBIT B**

<To be inserted>