

ORDINANCE NO. 321, SECOND SERIES

**CITY OF ST. FRANCIS
ANOKA COUNTY**

**AN ORDINANCE AMENDING THE TURTLE RUN PLANNED UNIT DEVELOPMENT
– 2ND READING**

WHEREAS, the Turtle Run PUD was established in 1996; and

WHEREAS, Ordinance 255 establishes the requirements for development within the Turtle Run PUD; and

WHEREAS, the applicant, Bluewaters Builders, Inc., has requested to include the property located at 2761 229th Ave NW and legally described in Exhibit A within the Turtle Run PUD; and

WHEREAS, the subject property is currently surrounded by the Turtle Run PUD and will be a continuation of the development pattern established in the 4th Addition of the Turtle Ponds subdivision; and

WHEREAS, the Planning Commission on June 21, 2023, opened and closed a duly noticed public hearing and 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, the City Council on July 17, 2023 and September 18, 2023, has considered the recommendations of Staff and the Planning Commission, the Applicant’s submissions, the contents of the staff report, public testimony, and other evidence available to the Council.

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

Changes in the following sections are denoted with an underline for **new text** or a ~~strikethrough~~ for ~~deleted language~~.

Section 1. Section 1 of Ordinance 255 is hereby amended to read as follows:

Pursuant to St. Francis City Code Section 10-~~1051-00~~, the property included in the following subdivisions is hereby rezoned to PUD-Turtle Run:

- Turtle Ponds (1st – ~~3rd~~ 6th Additions)

Section 2. Section 2 of Ordinance 255 is hereby amended to read as follows:

6. All principal structures shall be located at least 20 feet from the pavement edge of any roadway.
7. 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 of the City of St. Francis this 18th day of September, 2023.

SEAL

CITY OF ST. FRANCIS

By: _____
Joeseeph Muehlbauer, Mayor

ATTEST:

Jennifer Wida, City Clerk

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

EXHIBIT A

Legal Description

Plat Description (American Land Title Association – Commitment No. OR6088-1):

The South 597.25 feet, as measured along the Easterly and Westerly lines, of the following described tract: That part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 34, Range 24, described as follows: Beginning at the Southwest corner of the Southeast Quarter of said section, thence East following the South section line a distance of 198 feet; thence North and parallel to the North and South quarter lines a distance of 1097.25 feet, thence West and parallel with the South line of the Southwest Quarter of the Southeastern Quarter to the North and South quarter line a distance of 198 feet; thence South along the North and South quarter line to the point of beginning