

ORDINANCE NO. 255, SECOND SERIES

**CITY OF ST. FRANCIS
ANOKA COUNTY**

**AN ORDINANCE REPEALING AND REPLACING THE TURTLE RUN PLANNED
UNIT DEVELOPMENT**

WHEREAS, the Turtle Run PUD was established in 1996 for the property described in Section 1 below; and

WHEREAS, the original Turtle Run PUD designated Outlot D of Turtle Ponds for commercial use and Outlot B of Turtle Ponds 3rd Addition for multi-family use; and

WHEREAS, the applicant, Marc Schulte, on behalf of Denali Investments LLC, has requested to develop Outlot D of Turtle Ponds for multi-family use (detached townhomes) and Outlot B of Turtle Ponds 3rd Addition for single-family use; and

WHEREAS, the full original documentation for the Turtle Run PUD is no longer available; and

WHEREAS, the Planning Commission on September 18, 2019, 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 October 7, 2019, 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:**

Section 1. Pursuant to St. Francis City Code Section 10-10, the property included in the following subdivisions is hereby rezoned to PUD-Turtle Run:

- Turtle Run (1st – 7th Additions)
- Turtle Ponds (1st – 3rd Additions)
- Fairway Crossing
- Turtle Ridge Townhomes
- Clubhouse at Ponds

Section 2. The following conditions shall apply to property rezoned to PUD-Turtle Run by this ordinance:

1. The following uses are permitted within the subdivisions included in the Turtle Run PUD:
 - (A) Single-family uses are permitted within the Turtle Run subdivision.
 - (B) Single-family and multi-family uses are permitted within the Turtle Ponds subdivision.
 - (C) Multi-family uses are permitted within the Fairway Crossing subdivision.
 - (D) Multi-family uses are permitted within the Turtle Ridge Townhomes subdivision.
 - (E) Commercial uses are permitted within the Clubhouse at Ponds subdivision.
 - (F) Golf course is a permitted use throughout the Turtle Run PUD.

2. Minimum dimensional requirements for single-family lots shall be as follows:
 - (A) A minimum area of 10,800 square feet.
 - (B) A minimum lot width of 80 feet. For lots with access onto a cul-de-sac, the minimum lot width shall be 49 feet.
 - (C) A minimum front yard setback of 30 feet.
 - (D) A minimum side yard setback of 10 feet for a house and 5 feet for a garage.
 - (E) A minimum rear yard setback of 30 feet.

3. Minimum dimensional requirements for detached townhome lots shall be as follows:
 - (A) A minimum lot area of 4,250 square feet
 - (B) A minimum lot width of 37 feet. For lots with access onto a cul-de-sac, the minimum lot width shall be 28 feet.
 - (C) A minimum front yard setback of 10 feet.
 - (D) A minimum building separation of 10 feet.
 - (E) A minimum rear yard setback of 0 feet.

4. Minimum dimensional requirements for attached townhome lots shall be as follows:
 - (A) A minimum lot area of 2,000 square feet per townhome unit.
 - (B) A minimum lot width of 24 feet.
 - (C) A minimum front yard setback of 10 feet.
 - (D) Townhome buildings shall have a minimum building separation of 12 feet.
 - (E) A minimum rear yard setback of 10 feet.

5. At least 50% of the site shall remain as open space. The existing golf course on the site shall be included as open space.

6. 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 10-50-3 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 30 days after publication according to law.

Approved and adopted by the City Council of the City of St. Francis this 21st day of October, 2019.



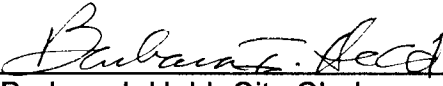
CITY OF ST. FRANCIS

By:



Steven D. Feldman, Mayor

ATTEST:



Barbara I. Held, City Clerk

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