Ordinance No. ___-18

Ordinance amending the St. Louis Park city code relating to zoning by creating Section 36-268-PUD 14 as a planned unit development zoning district for the property located at 5235 Wayzata Boulevard

The City of St. Louis Park does ordain:

Section 1. The City Council has considered the advice and recommendation of the Planning Commission (Case No. 18-68-PUD) for amending the Zoning Ordinance Section 36-268-PUD 14.

Section 2. The Comprehensive Plan designates the following described lands as Office.

Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota

Section 3. The St. Louis Park Ordinance Code, Section 36-268 is hereby amended to add the following Planned Unit Development Zoning District:

Section 36-268-PUD 14.

(a) Development Plan

The site located at Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota, shall be developed, used and maintained in conformance with the following Final PUD signed Official Exhibits:

1) Exhibit A: Survey
2) Exhibit B: T1.1 Title Sheet
3) Exhibit C: A3.1 Exterior Elevations
4) Exhibit D: A3.2 Exterior Elevations
5) Exhibit E: AP0.01 Area Plan – P1
6) Exhibit F: AP0.02 Area Plan – P2
7) Exhibit G: AP.1 Area Plan – Level 1
8) Exhibit H: AP.2 Area Plan – Level 2-5 Typical
9) Exhibit I: AP.6 Area Plan – Level 6
10) Exhibit J: C0.0 Cover Sheet
11) Exhibit K: C1.0 General Notes
12) Exhibit L: C2.0 Existing Conditions & Removal Plan
13) Exhibit M: C3.0 Erosion & Sediment Control Plan – Phase 1
14) Exhibit N: C3.1 Erosion & Sediment Control Plan – Phase 2
15) Exhibit O: C4.0 Site Plan
16) Exhibit P: C5.0 Grading & Drainage Plan
17) Exhibit Q: C6.0 Utility Plan
18) Exhibit R: L1.0 Landscape Plan
19) Exhibit S: L1.1 Detail Landscape Plans
20) Exhibit T: L1.2 Amenity Deck Landscape Plan
21) Exhibit U: L1.4 Tree Preservation Plan
22) Exhibit V: L1.5 Lighting Plan

The site shall also conform to the following requirements:

1) The property shall be developed with 207 dwelling units.
2) At least 315 off-street parking spaces shall be provided.
3) The maximum building height shall not exceed 73.2 feet and six stories.
4) The development site shall include a minimum of 46 percent designed outdoor recreation area based on private developable land area.

(b) Permitted Uses

The following uses are permitted on Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota:

(1) Multiple-family dwellings, and uses associated with the multiple-family dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.

(c) Accessory Uses

Accessory uses are as follows:

(1) Home occupations are permitted with the condition that they comply with all of the following conditions:
   a. All material or equipment shall be stored within an enclosed structure.
   b. Operation of the home occupation is not apparent from the public right-of-way.
   c. The activity does not involve warehousing, distribution or retail sales of merchandise produced off the site.
   d. No person is employed at the residence who does not legally reside in the home except that a licensed group family day care facility may have one outside employee.
   e. No light or vibration originating from the business operation is discernible at the property line.
   f. Only equipment, machinery and materials which are normally found in the home are used in the conduct of the home occupation.
   g. No more than one non-illuminated wall sign limited to two square feet in area is used to identify the home occupation.
   h. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.
i. No portion of the home occupation is permitted within any attached or detached accessory building.

j. The structure housing the home occupation conforms to the building code; and in the case where the home occupation is day care or if there are any customers or students, the home occupation has received a certificate of occupancy.

(2) Gardens.
(3) Parking lots.
(4) Public transit stops/shelters.
(5) Outdoor seating, public address (PA) systems are prohibited.
(6) Outdoor uses and outdoor storage are prohibited.

(d) Special Performance Standards

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to: outdoor lighting, architectural design, landscaping, parking and screening requirements.

(2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure. Trash enclosures shall be constructed from the same materials as the principal building.

(3) Signage shall be allowed in conformance with the requirements found in the O - Office zoning district.

Section 4. The contents of Planning Case File 18-68-PUD are hereby entered into and made part of the public hearing record and the record of decision for this case.

Section 5. This ordinance shall take effect fifteen days after its publication.

<table>
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<tr>
<th>First Reading</th>
<th>January 7, 2019</th>
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<tr>
<td>Second Reading</td>
<td>January 22, 2019</td>
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<tr>
<td>Date of Publication</td>
<td>February 1, 2019</td>
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<td>Date Ordinance takes effect</td>
<td>February 16, 2019</td>
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Reviewed for administration: Thomas K. Harmening, City Manager

Adopted by the City Council January 22, 2019

Attest: Jake Spano, Mayor

Approved as to form and execution: