Ordinance No. ___-19

Ordinance amending Section 36-268-PUD 9

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. 19-21-PUD).

Section 2. The St. Louis Park Ordinance Code, Section 36-268-PUD 9 is hereby amended by adding underscored text and deleting strikethrough text. Section breaks are represented by ***.

Section 36-268-PUD 9.

(a) Development Plan

The site shall be developed, used and maintained in conformance with the following Final PUD signed Official Exhibits:

1. EX-1 - PUD Exhibit
2. G001 – Cover Sheet
3. G002 – Legend
4. G003 – General Notes
5. C001 – Existing Conditions and Removals - North
6. C1.0 – Existing Conditions - South
7. 6. C003 – Tree Removals and Preservation Plan - North
8. C1.1 – Tree Preservation Plan - South
9. 7. C101 – Site Plan - Overall
10. 8. C102 – Site Plan Northwest
11. 9. C103 – Site Plan Northeast
12. 10. C101 C2.0 – Site Plan South
13. 11. C201 – Temporary Erosion Control Plan - North
15. 13. C3.0 – Grading Plan - South
17. 15. C402 – Storm Sewer Plan - North
18. 16. C4.0 – Utility Plan – South
19. 17. C5.0 – Erosion and Sediment Control Plan – South
20. 18. C5.1 SWPPP Notes Sheet 1 - South
21. 19. C5.1 SWPPP Notes Sheet 2 – South
22. 20. C6.0 Detail Sheet General Site – South
23. 21. C6.1 Detail Sheet Water and Sanitary – South
23. C6.2 Detail Sheet Storm Sewer - South
24. C6.3 Detail Sheet Erosion Control - South
25. 15. C801 – Site Details
26. 16. C802 – Site Details
27. 17. C901 – City Std Utility Plates
28. 18. C902 – City Std Utility Plates
29. 19. C903 – City Std Utility Plates
30. 20. C904 – City Std Erosion Control Plates
31. 21. C1001 – MNDOT Std Ped Curb Ramp Details
32. 22. C1002 – MNDOT Std Ped Curb Ramp Details
33. 23. L101 – Planting Plan – Overall
34. 24. L102 – Planting Plan – Northwest
35. 25. L103 – Planting Plan – Northeast
36. 26. L104/L100 – Planting Plan – South
37. 27. L500 – Landscape Details - South
38. 28. V101 – Preliminary Plat
39. 29. V102 – Preliminary Plat
40. 30. V103 – Preliminary Plat
41. 31. E101 – Electrical Site Plan – Overall - North
42. 32. S001 – Site Plan
43. 33. A101 – North Building Floor Plans
44. 34. A102 – North Building Floor Plans
45. 35. A103 – North Building Floor Plans
46. 36. A104 – North Building Floor Plans
47. 37. A105 – North Building Floor Plans
48. 38. A106 – North Building Elevations
49. 39. A107 – North Building Illustrative Elevations
50. 40. A2.01 – South Building Hotel & Residential Level 1 Floor Plans
51. 41. A2.02 – South Building Hotel & Residential Level 2 Floor Plans
52. 42. A2.03 – South Building Hotel & Residential Level 3 Floor Plans
53. 43. A2.04 – South Building Hotel & Residential Level 4 Floor Plans
54. 44. A2.05 – South Building Hotel & Residential Level 5 Floor Plans
55. 45. A2.06 – South Building Hotel & Residential Level 6 Floor Plans
56. 46. A2.07 – South Building Hotel & Residential Level 7 Floor Plans
57. 47. A2.08 – South Building Hotel & Residential Floor Plans
58. 48. A2.09 – South Building Hotel & Residential Floor Plans
59. 49. A2.10 – South Building Elevations South Site Hotel & Residential Elevations & Sections
60. 50. A2.11 – Hotel Elevations South Site Hotel & Residential Elevations & Sections
61. 51. A2.12 – South Building Illustrative Elevations South Site Hotel & Residential Elevations & Sections
62. 52. A301 – E-Generation Floor Plans
The site shall also conform to the following requirements:

1) The property shall be divided into four zones, as indicated on PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into a northwest site, a northeast site, a southwest site, and a southeast site. The northwest site shall be called “Site A – E-Gen”, the northeast site shall be called “Site B – North” the southwest site shall be called “Site C – Hotel” “Site D – South” and the southeast site shall be called “Site D – South” “Site C – Hotel”.

2) Parking will be provided off-street in a surface lot, on-street parallel parking, and within the public plaza. The property shall be developed with 299268 residential units, including 9968 live/work units, a 110 room hotel, a minimum of 35,000-30,000 square feet of ground floor commercial space, 0.88 acres of urban forest, an e-generation energy facility, and a greenhouse.

Parking will be provided off-street in a surface lot, on-street parallel parking, and structured parking. A total of four hundred forty-seven (447) three-hundred-eighty-nine (389) parking spaces will be provided: 251 223 spaces for residential units or 0.83-0.80 spaces per dwelling unit, 110 spaces for the hotel or 1.0 space per hotel room, 76 56 spaces for non-residential uses and 10 spaces for shared cars. An additional 55 spaces are required as a proof of parking as indicated on Sheet 60 66 of the Official Exhibits. Parking requirements are provided based on Sheet 62 68 of the Official Exhibits.

3) The maximum height for Site A – E-Gen shall not exceed 33 feet for the building, and 40 feet for the flute. The maximum building height for Site B – North shall not exceed 61 feet and five stories and 78 feet for the helical wind turbine. The maximum height for Site C – Hotel shall not exceed 76 70 feet and six five stories
and the maximum height for Site D – South shall not exceed 79 80 feet and six stories.

4) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

5) The development shall incorporate a Travel Demand Management (TDM) plan including:

   a. The development shall offer car-free incentives for a minimum of 90 dwelling units.
   b. The development shall provide 10 cars available as a car share.
   c. The development shall provide a local shuttle until opening day of the Southwest Light Rail Green Line Wooddale Station.
   d. A transportation concierge program shall be maintained.
   e. The development shall provide car-free perks for 90 households until the site conforms to the city’s off-street parking requirements.
   f. The TDM plan shall be reported to the city annually for a duration of three (3) years.

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(e) Site D – South

1) Permitted with Conditions:

   a. Multiple-family dwellings. Uses associated with the multiple-family dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space.
   b. Live-work Type I - Studio.
      i. All material or equipment shall be stored within an enclosed structure.
      ii. Operation of the home occupation is not apparent from the public right-of-way.
      iii. The activity does not involve warehousing, distribution or retail sales of merchandise produced off the site.
      iv. No person is employed at the residence who does not legally reside in the home, except that a licensed family day care facility may have one outside employee.
      v. No light or vibration originating from the business operation is discernible at the property line.
      vi. Only equipment, machinery and materials which are normally found in the home are used in the conduct of the home occupation.
vii. No more than one non-illuminated wall sign limited to two square feet in area is used to identify the home occupation.
viii. Space within the dwelling devoted to the home occupation does not exceed one room or forty-five (45) percent of the floor area, whichever is greater.
ix. No portion of the home occupation is permitted within any attached or detached accessory building.

x. 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.

xi. A Registration of Land Use (RLU) shall be required from the city when there is a change in tenant.

c. Live-work Studio Type II.
   i. Live-work uses as defined by Sec. 36-142 of city code are permitted on the first floor.
   ii. A Registration of Land Use (RLU) shall be approved by required from the city when there is a change in tenant.

d. Commercial uses. Commercial uses are only permitted on the first and second floors, and are limited to the following: coffee shops, office, private entertainment (indoor), retail shops, service, showrooms and studios.
   i. All parking requirements must be met for each use per Sheet 62 of the Official Exhibits.
   ii. Hours of operation for commercial uses shall be limited to 6 a.m. to 12 a.m.
   iii. Restaurants are prohibited.
   iv. In vehicle sales is prohibited.

c. Civic and institutional uses. Civic and institutional uses are limited to the following: education/academic, library, museums/art galleries, indoor public parks/open space, police service substations, post office customer service facilities, public studios and performance theaters.

2) Accessory Uses:
   a. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
   b. Home occupations complying with all of the conditions in the R-C district.
   c. Catering, if accessory to food service, delicatessen or retail bakery.
   d. Gardens.
   e. Parking lots.
f. Outdoor seating, with the following conditions:
   i. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.
   ii. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.

g. No outdoor uses or storage allowed.

h. Solar panels
   i. Roof or building mounted solar systems may exceed the maximum allowed height in the PUD zoning district by 3 feet.

Section 3. The contents of Planning Case File 19-21-PUD are hereby entered into and made part of the public hearing record and the record of decision for this case.

Section 4. This ordinance shall take effect (December 27, 2019)

<table>
<thead>
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<th>First reading</th>
<th>November 18, 2019</th>
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<tr>
<td>Second reading</td>
<td>December 2, 2019</td>
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<tr>
<td>Date of publication</td>
<td>December 12, 2019</td>
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<tr>
<td>Date ordinance takes effect</td>
<td>December 27, 2019</td>
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</tbody>
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Reviewed for administration: Adopted by the City Council (December 2, 2019)

Thomas K. Harmening, city manager
Jake Spano, mayor

Attest: Approved as to form and execution:

Melissa Kennedy, city clerk
Soren Mattick, city attorney