Ordinance No. ___-20

Ordinance amending the St. Louis Park City Code relating to zoning by creating Section 36-268-PUD 15 as a Planned Unit Development Zoning District for the property located at 4051 Highway 7 and 3917, 3921, 4000, 4008, 4012, 4020, 4100, 4108, 4105, 4117, 4125 31st Street West.

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. 19-29-PUD) for amending the Zoning Ordinance Section 36-268-PUD 15.

Section 2. The Comprehensive Plan designates this property as Transit-Oriented Development, High Density Residential and Medium Density Residential.

Section 3. The Zoning Map shall be amended by reclassifying the following described lands from C-2 General Commercial to PUD 15:

Lot 1, Block 1, Thomas O. Heggen’s Addition, Hennepin County, Minnesota

Section 4. The Zoning Map shall be amended by reclassifying the following described lands from R4 Multiple Family Residence to PUD 15:

Lot 1, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota
Lot 2, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota
Lot 3, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota

Section 5. The St. Louis Park Ordinance Code Section 26-268 is hereby amended to add the following Planned Unit Development Zoning District:

Section 36-268-PUD 15.

(a) Development Plan.
The property shall be divided into four zones, as indicated on the PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into a north campus, a southeast campus, a southwest campus, and a west campus. The north campus shall be called “Site 1”, the southeast campus shall be called “Site 2”, the southwest campus shall be called “Site 3”, and the west campus shall be called “Site 4”.

(1) Site 1
A. Site 1, legally described as Lot 1, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C1.0.0 Title Sheet
2. V1.1.0 Alta/NSPS Land Title Survey
3. C1.1.0 Removals Plan
4. C1.2.0 Site Plan
5. C1.3.0 Grading Plan
6. C1.4.0 Utility Plan
7. C1.5.0 Civil Details
8. C1.5.1 Civil Details
9. C1.5.2 Civil Details
10. SW1.1.0 SWPPP Existing Conditions
11. SW1.1.1 SWPPP Proposed Conditions
12. SW1.1.2 SWPP – Details
13. SW1.1.3 SWPPP – Narrative
14. SW1.1.4 SWPPP – Attachments
15. SW1.1.5 SWPPP - Attachments
16. 0.0 Cover sheet
17. 1.0 Floor Plan Level P2
18. 2.0 Floor Plan Level P1
19. 3.0 Floor Plan Level 1
20. 4.0 Floor Plan Level 2
21. 5.0 Floor Plan Level 3
22. 6.0 Floor Plan Level 4
23. 7.0 East & West Elevation
24. 8.0 North Elevation
25. 9.0 South Elevation
26. 23.0 DORA Site Plan
27. AL101A Photometric Plan West
28. AL101B Photometric Plan East
29. LS101 Landscape Layout Plan
30. LP101 Planting Plan
31. C1.2.1 Overall Site Plan
32. C1.3.1 Overall Grading Plan
33. C1.4.1 Overall Utility Plan
34. L001 Tree Preservation Plan
35. LS100 Landscape Plan
36. LP500 Planting Details
37. LS500 Landscape Details

B. Site 1 shall also conform to the following requirements:
1. Parking shall be provided off street in structured parking.
   i. A total of 138 parking spaces will be provided.
2. The property shall be developed with 95 residential units.
3. The maximum height shall not exceed 54 feet and four (4) stories.
4. The site shall include a minimum 12 percent designed outdoor recreation area.

(2) Site 2

A. Site 2, legally described as Lot 3, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
   1. C2.0.0 Title Sheet
   2. V2.1.0 Alta/NSPS Land Title Survey
   3. C2.1.0 Removals Plan
   4. C2.2.0 Site Plan
   5. C2.3.0 Grading Plan
   6. C2.4.0 Utility Plan
   7. C2.5.0 Civil Details
   8. C2.5.1 Civil Details
   9. C2.5.2 Civil Details
   10. SW2.1.0 SWPPP Existing Conditions
   11. SW2.1.1 SWPPP Proposed Conditions
   12. SW2.1.2 SWPP – Details
   13. SW2.1.3 SWPPP – Narrative
   14. SW2.1.4 SWPPP – Attachments
   15. SW2.1.5 SWPPP - Attachments
   16. 10.0 Floor Plans
   17. 11.0 Building Elevations
   18. 23.0 DORA Site Plan
   19. AL102 Photometric Plan
   20. LS102 Landscape Layout Plan
   21. LP102 Planting Plan

B. Site 2 shall also conform to the following requirements:
   1. Parking shall be provided off-street in a surface lot and on-street.
      i. A total of 6 parking spaces will be provided in the surface lot
   2. The property shall be developed with six (6) residential units.
   3. The maximum height shall not exceed 33 feet and three (3) stories.
   4. The site shall include a minimum seven (7) percent designed outdoor recreation area.
(3) Site 3

A. Site 3, legally described as Lot 2, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
   1. C3.0.0 Title Sheet
   2. V3.1.0 Alta/NSPS Land Title Survey
   3. C3.1.0 Removals Plan
   4. C3.2.0 Site Plan
   5. C3.3.0 Grading Plan
   6. C3.4.0 Utility Plan
   7. C3.5.0 Civil Details
   8. C3.5.1 Civil Details
   9. C3.5.2 Civil Details
   10. SW3.1.0 SWPPP Existing Conditions
   11. SW3.1.1 SWPPP Proposed Conditions
   12. SW3.1.2 SWPP – Details
   13. SW3.1.3 SWPPP – Narrative
   14. SW3.1.4 SWPPP – Attachments
   15. SW3.1.5 SWPPP - Attachments
   16. 12.0 Floor Plan Level 1
   17. 13.0 Floor Plan Level 2
   18. 14.0 Floor Plan Level 3
   19. 15.0 Floor Plan Level 4
   20. 15.2 Floor Plan Roof Deck
   21. 16.0 Elevation – North
   22. 17.0 Elevation – South
   23. 18.0 Elevation – East & West
   24. 23.0 DORA Site Plan
   25. AL103 Photometric Plan
   26. LS103 Landscape Layout Plan
   27. LS103 Layout Plan
   28. LP103 Planting Plan

B. Site 3 shall also conform to the following requirements:
   1. Parking shall be provided off-street in structured parking and on-street.
      i. A total of 26 parking spaces will be provided in structured parking.
   2. The property shall be developed with 37 residential units.
   3. The maximum height shall not exceed 50 feet and four (4) stories
   4. The site shall include a minimum 12 percent designed outdoor recreation area.

(4) Site 4
A. Site 4, legally described as Lot 1, Block 1, Thomas O. Heggen’s Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
   1. C4.0.0 Title Sheet
   2. V4.1.0 Alta/NSPS Land Title Survey
   3. C4.1.0 Removals Plan
   4. C4.2.0 Site Plan
   5. C4.3.0 Grading Plan
   6. C4.4.0 Utility Plan
   7. C4.5.0 Civil Details
   8. C4.5.1 Civil Details
   9. C4.5.2 Civil Details
   10. SW4.1.0 SWPPP Existing Conditions
   11. SW4.1.1 SWPPP Proposed Conditions
   12. SW4.1.2 SWPPP – Details
   13. SW4.1.3 SWPPP – Narrative
   14. SW4.1.4 SWPPP – Attachments
   15. SW4.1.5 SWPPP - Attachments
   16. 19.0 Floor Plan Level P1-3
   17. 20.0 Floor Plan Level 4-11
   18. 21.0 Building Elevations
   19. 22.0 Building Elevations
   20. 23.0 DORA Site Plan
   21. AL104 Photometric Plan
   22. LS102 Landscape Layout Plan
   23. LP102 Planting Plan

B. Site 4 shall also conform to the following requirements:
   1. Parking shall be provided off-street in structured parking and in a surface lot.
      i. A total of 19 parking spaces will be provided in the surface lot
      ii. A total of 109 parking spaces will be provided on-street.
   2. The property shall be developed with 73 residential units.
   3. The maximum height shall not exceed 138 feet and eleven (11) stories
   4. The site shall include a minimum 12 percent designed outdoor recreation area.

(b) Uses.
   A. Permitted uses:

The following uses are permitted in PUD 15:
1. **Multiple-family dwellings.** Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

B. Accessory uses:

Accessory uses are as follows:

1. Home occupations are permitted with the condition that they comply with all of the following conditions:
   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 group family day care facility may have one outside employee.
   v. No light of 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 ten 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.

2. Gardens.
3. Parking lots.
5. Outdoor seating, public address (PA) systems are prohibited.
6. Outdoor uses and outdoor storage are prohibited.
7. Accessory utility structures including:
   i. Small wind energy conversion system as defined in 36-4 Definitions.
ii. Solar energy systems. A solar energy system with a supporting framework that is either place on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.

iii. Cisterns and rainwater collection systems.

(c) Special Performance Standards

A. 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.

B. 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.

C. Signage shall be subject to the regulations found in Section 36-362 pertaining to signs.
   1. Site 1, Site 2, and Site 3 shall be subject to the sign regulations for R-4 districts.
   2. Site 4 shall be subject to the sign regulations for C-2 districts.
   3. Pylon signs shall be prohibited.

D. Composite wooden resin paneling a minimum of seven (7) millimeters thick shall be considered a Class I material.

E. Awnings.
   1. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
   2. Backlit awnings shall be prohibited.

Section 6. This ordinance shall take effect February 28, 2020

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Reviewed for administration: Adopted by the City Council February 3, 2020

Thomas K. Harmening, city manager Jake Spano, mayor
Attest: Melissa Kennedy, city clerk

Approved as to form and execution: Soren Mattick, city attorney