Ordinance No. ___-20

Ordinance amending the St. Louis Park City Code relating to zoning by creating Section 36-268-PUD 16 as a Planned Unit Development Zoning District for the property located at 4900 Cedar Lake Road, 4905 Old Cedar Lake Road, and 5005 Old Cedar Lake Road

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. 19-37-PUD) for amending the Zoning Ordinance Section 36-268-PUD 16.

Section 2. The city council voted on April 6, 2020, to approve Resolution No. 20-____ amending the 2040 Comprehensive Plan and the future land use designation for the subject property located at 5005 Old Cedar Lake Road from Office to High Density Residential. Said comprehensive plan amendment is associated with this ordinance and requires Metropolitan Council review and authorization to put it into effect.

Section 3. The Zoning Map shall be amended by reclassifying the following described lands from R-C High-Density Multiple-Family Residence to PUD 16:

Lot 1, Block 1, Cedar Place Addition, Hennepin County, Minnesota

Section 4. 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 16.

(a) Development Plan.

The site located on property legally described as Lot 1, Block 1, Cedar Place Addition, Hennepin County, Minnesota, shall be developed, used and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C000 Cover Sheet
2. C100 Existing Conditions & Removals Plan
3. C200 Sediment & Erosion Control – Phase I
4. C201 Sediment & Erosion Control – Phase II
5. C300 Site Plan
6. C400 Grading Plan
7. C410 Accessible Route Plan
8. C500 Utility Plan
9. A000 Lower Level Parking Plan
10. A001 Lobby/Upper Level Parking Plan
11. A002-1 Floor Plans
12. A002-2 Floor Plan/Roof Plan
13. A003 Building Elevations
14. A004 Building Elevations
15. A005 Building Images
16. A006 Shadow Study
17. A007 Designated Outdoor Recreation Area
18. L000 Tree Preservation Plan
19. L100 Landscape Plan
20. Exterior Lighting Plan

The site shall also conform to the following requirements:

1. Parking shall be provided off-street.
   a. A total of 107 parking spaces will be provided in structured parking.
   b. A total of 5 spaces will be provided in an off-street surface lot.
2. The property shall be developed with 79 residential units.
3. The maximum height shall not exceed 72 feet and six (6) stories.
4. The site shall contain a minimum of 13% designed outdoor recreation area.

(b) Uses.
1. Permitted uses. The following uses are permitted in PUD 16:
   a. 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.
2. Accessory uses. Accessory uses are as follows:
   a. 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.
b. 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.
c. Gardens.
d. Parking lots.
e. Public transit stops/shelters.
f. Outdoor seating, public address (PA) systems are prohibited.
g. Outdoor uses and outdoor storage are prohibited.
h. 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
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.
3. Signage shall be allowed in conformance with the R-C High-Density Multiple-Family Residence Zoning District and shall comply with the following:
   a. Pylon signs shall be prohibited.
4. Fiber cement paneling a minimum of 5/8-inch thick shall be considered a class I material.
5. Awnings.
   a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
   b. Backlit awnings shall be prohibited.

Section 5. This ordinance shall take effect May 8, 2020.

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<tr>
<th>First reading</th>
<th>April 6, 2020</th>
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<tbody>
<tr>
<td>Second reading</td>
<td>April 20, 2020</td>
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<td>Date of publication</td>
<td>April 30, 2020</td>
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<td>Date ordinance takes effect</td>
<td>May 8, 2020</td>
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**Reviewed for administration:**

Thomas K. Harmening, city manager

**Adopted by the City Council April 20, 2020**

Jake Spano, mayor

**Attest:**

Melissa Kennedy, city clerk

**Approved as to form and execution:**

Soren Mattick, city attorney