Ordinance No. ___-20

Ordinance amending the St. Louis Park City Code relating to zoning by creating Section 36-268-PUD 17 as a Planned Unit Development Zoning District for the property located at 3700 Alabama Avenue South and 6027 37th 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. 20-05-PUD) for amending the Zoning Ordinance Section 36-268-PUD 17.

Section 2. The city council voted on June 15, 2020, to approve Resolution No. 20-xxx amending the 2040 Comprehensive Plan and the future land use designation for the subject properties located at 3700 Alabama Avenue South and 6027 37th Street West from Civic 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-3 Two-Family Residence to PUD 17:

Parcel 1:

Lots 17 to 21 inclusive and Lots 24 to 30 inclusive, Block 48, "Rearrangement of St. Louis Park". Subject to alleys per document number 2692744. (Abstract)

and

Lots 5 and 6, Block 48, "St. Louis Park Centre". (Torrens)

Parcel 2:

Lot 7, Block 48, "St. Louis Park Centre". (Abstract)

and

Lot 8, Block 48, "St. Louis Park Centre". (Torrens)

and

Lots 9 and 10, Block 48, "St. Louis Park Centre". (Torrens)
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 17.

(a) Development Plan.

The site located on property legally described above, shall be developed, used and maintained in conformance with the following Final PUD signed Official Exhibits:

1. G001 Title Sheet
2. AL101 Architectural Site Plan
3. AL102 Architectural Context Plan
4. AL103 Shadow Study
5. AL104 Block Elevation Study
6. Existing Conditions Survey
7. Lot Division Survey
8. Preliminary Plat
9. Final Plat
10. C100 Selective Site Demolition and Erosion Control Plan
11. C200 Grading, Drainage, and Erosion Control Plan
12. C300 Utility Plan
13. C400 Paving and Geometric Plan
14. C500 Civil Details
15. C501 Civil Details
16. C600 Stormwater Pollution Prevention Plan
17. L010 General Notes & Schedules
18. L011 Reference Note & Plant Schedules
19. L012 Tree Preservation Plan
20. L110 Overall Site Plan
21. L111 Enlarged Site Plan – Courtyard
22. L120 Overall Site Plan – DORA Exhibit
23. L140 Overall Tree Plan
24. L141 Overall Shrub & Perennial Plan
25. L142 Enlarged Landscape Plan – Courtyard
26. L500 Landscape Details
27. L501 Landscape Details
28. E0.00 Electrical Site Lighting Plan
29. A001.0 Sublevel 1 – Overall Plan
30. A101.0 Level 1 Plan – Overall
31. A102.0 Level 2 Plan – Overall
32. A103.0 – Level 3 Plan – Overall
33. A201 Roof Plan – Overall
34. A301 Building Elevations
35. A302 Building Elevations
The site plan shall also conform to the following requirements:

1. Parking shall be provided off-street.
   a. A total of 69 parking spaces shall be provided in structured parking.
   b. A total of 10 parking spaces shall be provided in the Parcel 1 surface lot.
   c. A total of 31 parking spaces shall be provided in the Parcel 2 parking lot.
2. Parcel 1 shall be developed with 60 residential units.
3. The maximum height of both parcels shall not exceed 35 feet.
4. Parcel 1 shall contain a minimum of 14% designed outdoor recreation area.

(b) Permitted Uses.
1. The following uses are permitted uses on Parcel 1:
   a. *Multiple-family dwellings.* Uses associated with the multiple-family dwellings, including but not limited to fitness facility, mail room, assembly room or general amenity space.
2. The following uses are permitted uses on Parcel 2:
   a. *Religious institutions.*

(c) Accessory Uses. Accessory uses are as follows:
1. Accessory utility structures including:
   a. *Small wind energy conversion system* as defined in 36-4 Definitions.
   b. *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.
   c. *Cisterns and rainwater collection systems.*
2. Decorative landscape features including but not limited to pools, arbors and terraces.
3. Family day care serving 14 or fewer persons.
4. Gardening and other horticultural uses.
5. Private garages and parking lots.
6. Property management or rental office provided it does not occupy more than ten percent of the gross floor area.
8. Service and retail facilities intended for use of residents not to exceed ten percent of the gross floor area of the development.
9. Outdoor seating, public address (PA) systems are prohibited.
10. Outdoor storage is prohibited.
11. 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 of 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.

(d) 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 in conformance with the R-4 Multiple-Family Residence Zoning District and shall comply with the following:
      1. Pylon signs shall be prohibited.
**Section 5.** This ordinance shall take effect upon Metropolitan Council authorization of the associated comprehensive plan amendment approved by City Council Resolution 20-xxx and not sooner than 10 days after publication.

<table>
<thead>
<tr>
<th>First reading</th>
<th>June 15, 2020</th>
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<tr>
<td>Second reading</td>
<td>July 6, 2020</td>
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<tr>
<td>Date of publication</td>
<td>July 16, 2020 (if approved)</td>
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<tr>
<td>Date ordinance takes effect</td>
<td>Upon Metropolitan Council authorization of the associated comprehensive plan amendment and no sooner than July 26, 2020.</td>
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Reviewed for administration: Adopted by the city council ______, 2020

______________________________  ________________________________
Thomas K. Harmening, city manager  Jake Spano, mayor

Attest: Approved as to form and execution:

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Melissa Kennedy, city clerk  Soren Mattick, city attorney