

ORDINANCE NO.

**ORDINANCE AMENDING THE ST. LOUIS PARK
CITY CODE RELATING TO ZONING BY
AMENDING SECTION 36-268-PUD 8
FOR THE PROPERTY LOCATED AT 5605 W 36TH STREET**

THE CITY OF ST. LOUIS PARK DOES ORDAIN:

Findings

Sec. 1. The City Council has considered the advice and recommendation of the Planning Commission (Case No. 17-21-PUD) for amending the Zoning Ordinance Section 36-268-PUD 8.

Sec. 2. The Comprehensive Plan designates the following described lands as Mixed Use.

Lot 1, Block 1, Elmwood Addition, Hennepin County, Minnesota

Sec. 3. The St. Louis Park Ordinance Code, Section 36-268-PUD 8 is hereby amended to add the following changes:

Section 36-268-PUD 8.

(a) Development Plan

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

1. C0.0– ~~Cover~~ Title Sheet
2. C0.1 – Site Survey
3. C0.2 – Preliminary Plat
4. C0.3 – Final Plat
5. C1.0 – Removals Plan
6. C2.0 – Site Plan
7. C2.1 – Green Roof Layout & Landscape Plan
8. C2.2 – Rooftop Green Roof Layout & Landscape Plan
9. C3.0 – Grading Plan
10. C4.0 – Utility Plan
11. C5.0 – Civil Details
12. C5.1 – Civil Details
13. C5.2 – Civil Details
14. L1.0 – Landscape Plan
15. LT1.0 – Lighting Plan
16. LT1.1 – Lighting Specifications
17. A010 – Floor Plan – Level ~~(-2) & (-1)~~ (-1) & 1
18. A011 – Floor Plan – Level ~~1 & 2~~ 2 & 3
19. A012 – Floor Plan – Level ~~3 & 4~~ 4 & 5

20. A013 – Floor Plan – ~~Level 5 & 6~~ Roof
21. ~~A014 – Floor Plan – Roof~~
22. A200 – Exterior Elevations
23. A201 – Exterior Elevations
24. Shadow Study
25. Front Perspective 1
26. Front Perspective 2
27. Rear Perspective
28. Exterior Vignettes
29. Parking Management Plan

The site shall also conform to the following requirements:

- 1) The property shall be developed with ~~85~~ 70 residential units and a minimum of ~~4,920~~ 4,393 square feet of ground floor commercial space.
- 2) At least ~~179~~ 118 off-street parking spaces shall be constructed. At least nine (9) public on-street parallel parking spaces shall be constructed on 36th Street West and one public on-street loading bay shall be installed adjacent to the site.
- 3) The maximum building height shall not exceed ~~77~~ 69 feet and ~~six~~ five stories.
- 4) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

(b) Permitted with Conditions

- (1) *Multiple-family dwellings.* The conditions are as follows:
 - a. Multiple-family dwellings are permitted on all floors of the building.
 - b. Residential units are limited to a maximum of 35 percent of the ground floor area of the building.
 - c. Multiple-family dwellings shall not exceed 40 percent of building frontage along 36th Street West.
 - d. 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 are limited to a maximum of 45 percent of the ground floor area of the building.
- (2) *Commercial uses.* Commercial uses are only permitted on the first floor, and are limited to coffee shops, office, private entertainment (indoor), retail shops, service, showrooms and studios. The conditions are as follows:
 - a. All parking requirements must be met for each use.
 - b. Hours of operation shall be limited to 6 a.m. to 12 a.m.
 - c. Restaurants are prohibited.
 - d. In vehicle sales is prohibited.

- (3) *Civic and institutional uses.* Civic and institutional uses are limited to education/academic, library, museums/art galleries, indoor public parks/open space, police service substations, post office customer service facilities, public studios and performance theaters. The conditions are as follows:
 - a. All parking requirements must be met for each use.
 - b. Hours of operation for shall be limited to 6 a.m. to 12 a.m.
 - c. In vehicle sales is prohibited.

(c) Accessory Uses

Accessory uses are as follows:

- (1) 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.
- (2) Home occupations complying with all of the conditions in the R-C district.
- (3) Catering, if accessory to food service, delicatessen or retail bakery.
- (4) Gardens.
- (5) Parking lots.
- (6) Outdoor seating, public address (PA) systems are prohibited.
- (7) No outdoor uses or storage allowed.

(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) Each commercial, civic or institutional tenant space on the ground floor shall have a direct and primary access to and from the 36th Street (north) building façade and the access shall remain open during business hours.
- (3) 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.
- (4) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
 - a. Pylon signs are prohibited;
 - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility;

- c. Maximum allowable number, sizes, heights and yards for signs shall be regulated by section 36-362, MX requirements.
 - d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
 - e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
 - 1. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.
 - 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
 - 3. No individual wall sign shall exceed 80 square feet in area.
- (5) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential street-facing façades:
- a. Minimum ground floor transparency shall be 65% at the pedestrian level.
 - b. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
 - c. Active permitted uses, not including storage areas or utility closets, shall be maintained for a minimum depth of 15 feet.
 - d. Visibility into the space shall be maintained for a minimum depth of ten feet. This requirement shall not prohibit the display of merchandise.
- (6) Awnings.
- a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings are prohibited.

Sec. 4. The contents of Planning Case File 17-21-PUD are hereby entered into and made part of the public hearing record and the record of decision for this case.

Sec. 5. This Ordinance shall take effect fifteen days after its publication.

Public Hearing	July 19, 2017
First Reading	September 18, 2017
Second Reading	October 2, 2017
Date of Publication	October 12, 2017
Date Ordinance takes effect	October 27, 2017

Reviewed for Administration

Adopted by the City Council _____,
2017

Thomas K. Harmening, City Manager

Attest:

Melissa Kennedy, City Clerk

Jake Spano, Mayor

Approved as to Form and Execution:

Soren Mattick, City Attorney

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