

ORDINANCE NO.

**ORDINANCE AMENDING THE ST. LOUIS PARK
CITY CODE RELATING TO ZONING BY
CREATING SECTION 36-268-PUD #
AS A PLANNED UNIT DEVELOPMENT ZONING DISTRICT
FOR THE PROPERTY LOCATED AT 9808 AND 9920 WAYZATA BOULEVARD**

THE CITY OF ST. LOUIS PARK DOES ORDAIN:

Findings

Sec. 1. The City Council considered the advice and recommendation of the Planning Commission (Case No. 17-19-S, 17-20-PUD) for amending the Zoning Ordinance to create a new Planned Unit Development (PUD) Zoning District.

Sec. 2. The Comprehensive Plan designates this property as Office.

Sec. 3. The Zoning Map shall be amended by reclassifying the following described lands from O Office to PUD #:

Lot 1 and Lot 2, Block 1, Platia Place, Hennepin County, Minnesota

Sec. 4. The St. Louis Park Ordinance Code, Section 36-268 is hereby amended to add the following Planned Unit Development Zoning District:

Section 36-268-PUD #.

(a) Development Plan

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

1. Platia Place Sheet 1
2. Platia Place Sheet 2
3. Platia Place Sheet 3
4. CJ001 Civil Title Sheet
5. CD100 Existing Conditions, Tree Inventory & Demolition Plan
6. CS100 Overall Site Plan & DORA Exhibit
7. CS101 Site Plan – Lot 1 (Multi-Family)
8. CS102 Site Plan – Lot 2 (Hotel)
9. PlanCS501 Site Details
10. CS502 Site Details
11. CS503 Site Details
12. CG101 Grading Plan – Lot 1 (Multi-Family)
13. CG102 Grading Plan – Lot 2 (Hotel)
14. CG110 Erosion Control Plan
15. CG111 SWPPP
16. CG501 Erosion Control Details
17. Engineering CommentsCU101 Utility Plan – Lot 1 (Multi-Family)
18. Exterior Materials TableCU102 Utility Plan – Lot 2 (Hotel)
19. CU111 Storm Sewer Plan Lot 1 (Multi-Family)
20. CU112 Storm Sewer Plan Lot 2 (Hotel)

21. CU501 Utility Details
22. CU502 Utility Details
23. CU503 Utility Details (Stormtech)
24. CK101 Site Lighting Plan
25. A0.2 Reference Views
26. A0.3 Hotel Elevations
27. A0.4 Hotel Plans
28. A0.5 Multi-Family Housing - Elevation
29. A0.6 Multi-Family Housing - Plans
30. A0.7 Multi-Family Housing - Plans
31. A6.0 Site Details
32. A6.7 Cement Plaster Details
33. Landscape Plan

The site shall also conform to the following requirements:

- 1) The property shall be developed with 149 residential units and 61,411 square feet of hotel space.
- 2) At least 327 off-street parking spaces shall be provided.
- 3) The maximum building height shall not exceed 71 feet and six stories.
- 4) The development site shall include a minimum of 25% percent designed outdoor recreation area based on private developable land area.

(b) Permitted Uses

Lot 1:

- (1) *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 are limited to a maximum of 40% of the building first floor.

Lot 2:

- (2) *Commercial uses.* Commercial uses are limited to the following:
 - a. Hotel

(c) Prohibited Uses

- (1) Extended-stay hotels
- (2) Restaurants

(d) Accessory Uses

Accessory uses are as follows:

- (1) Home occupations are permitted on Lot 1 with the condition that they comply with all of the conditions for home occupations located in the R-C district.
- (2) Gardens.
- (3) Parking lots.
 - a. All parking requirements must be met for each use.
 - b. A minimum of 20 parking spaces shall be designated and signed visitor parking on the residential lot.
- (4) Public transit stops/shelters.
- (5) Outdoor seating, public address (PA) systems are prohibited.
- (6) Outdoor uses and outdoor storage are prohibited.

(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) 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. Trash enclosures shall be constructed from the same materials as the principal building.
- (3) Signage shall be allowed in conformance with the requirements found in the following districts:
 - a. The apartment building signage shall be consistent with the R-C High-Density Multiple-Family Residential zoning district.
 - b. The hotel building signage shall be consistent with the O Office zoning district.
 - c. Exemptions located in the zoning ordinance for wall signage shall not apply.

Sec. 4. The contents of Planning Case File 17-19-S, 17-20-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	June 21, 2017, and October 4, 2017
First Reading	March 5, 2018
Second Reading	March 19, 2018
Date of Publication	March 29, 2018
Date Ordinance takes effect	April 8, 2018

Thomas K. Harmening, City Manager

Attest:

Jake Spano, Mayor

Approved as to Form and Execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney

DRAFT