

DRAFT

ORDINANCE NO. _____

**ORDINANCE AMENDING THE ST. LOUIS PARK
CITY CODE RELATING TO ZONING BY
CREATING SECTION 36-268-PUD 12
AS A PLANNED UNIT DEVELOPMENT ZONING DISTRICT
FOR THE PROPERTY LOCATED 5400 EXCELSIOR 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. 18-09-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 Commercial.

Sec. 3. The Zoning Map shall be amended by reclassifying the following described lands from COM - Commercial to PUD 12:

Lots 6 and 7, Block 1, Tower 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 12.

(a) Development Plan

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

1. Survey
2. A100 Main Level Plan
3. A101 Upper Level Plan
4. A300 Exterior Elevations
5. A301 Exterior Elevations
6. A302 Exterior Renderings
7. D2.1 Site/Drive Through Layout Plan
8. Planting Plan Area 3
9. A1 Demo Plan, Patio Plan and Notes
10. A2 Elevations, Wall Section, Finish Plan
11. A2.03R Floor Plan and Elevations

(b) Permitted Uses

The following uses are permitted uses:

- (1) Medical and dental office
- (2) Funeral homes
- (3) Libraries
- (4) Museums
- (5) Office
- (6) Parks and open spaces
- (7) Police and fire stations
- (8) Banks
- (9) Business/trade school/college
- (10) Retail shops up to 20,000 square feet
- (11) Service
- (12) Studios
- (13) Public service structures
- (14) Food service
- (15) Medical, optical and dental laboratories. The use shall not generate any fumes or odors which are detectable at the property lines of the parcel on which the use is located.
- (16) Private entertainment (indoor) with or without intoxicating liquor. If there is liquor then there shall be no separate bar area within the establishment.
- (17) Restaurants with or without intoxicating liquor.
- (18) More than one principal building located on a single lot.

(c) Accessory Uses

Accessory uses are as follows:

- (1) Parking lots.
- (2) Parking ramps
- (3) Public transit stops/shelters.
- (4) Outdoor seating with the following conditions:
 - a. Public address (PA) systems are prohibited.
 - b. Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or ten percent of the gross building area, whichever is less.
- (5) Outdoor storage is prohibited.
- (6) Catering if accessory to a restaurant, food service, delicatessen, grocery store or retail bakery.
- (7) In-vehicle sales or service. The conditions are as follows:
 - a. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
 - b. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.

- c. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian or vehicular conflicts.
- d. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.

(d) Special Performance Standards

- (1) All general zoning requirements not specifically addressed in this PUD shall be met, including but not limited to: outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All solid waste materials containers shall be kept in the manner required by this Code. All solid waste handling and loading areas shall be screened from view. The screening shall be constructed from the same materials as the principal building.
- (3) Signage shall be allowed in conformance with the requirements found in the C-2 General Commercial zoning district.

Sec. 5. The contents of Planning Case File 18-09-PUD are hereby entered into and made part of the public hearing record and the record of decision for this case.

Sec. 6. This Ordinance shall take effect fifteen days after its publication.

Public Hearing	April 18, 2018
First Reading	May 7, 2018
Second Reading	May 21, 2018
Date of Publication	May 31, 2018
Date Ordinance takes effect	June 15, 2018

Reviewed for Administration

Adopted by the City Council May 21, 2018

Thomas K. Harmening, City Manager

Jake Spano, Mayor

Attest:

Approved as to Form and Execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney