

DRAFT

ORDINANCE NO.

**ORDINANCE AMENDING THE ST. LOUIS PARK
CITY CODE RELATING TO ZONING BY
CREATING SECTION 36-268-PUD 13
AS A PLANNED UNIT DEVELOPMENT ZONING DISTRICT
FOR THE PROPERTY LOCATED AT 4424 AND 4400 EXCELSIOR BOULEVARD
AND 3743 MONTEREY DRIVE**

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. 18-08-PUD) for amending the Zoning Ordinance Section 36-268-PUD 13.

Sec. 2. The Comprehensive Plan designates this property as Mixed Use.

Sec. 3. The Zoning Map shall be amended by reclassifying the following described lands from C2 General Commercial and R4 Multiple Family Residence to PUD 13:

Lots 1 and 2, Block 1, Bridgewater Bank Addition, 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 13.

(a) Development Plan

The site located on property legally described as Lots 1 and 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota, shall be developed, used and maintained in conformance with the following Final PUD signed Official Exhibits:

- 1) G000P – Cover Sheet
- 2) G001P - Renderings
- 3) G002P – Shadow Study
- 4) C0.0 – Title Sheet
- 5) V1.0 – Site Survey
- 6) V1.1 – Final Plat Page 1
- 7) V1.2 – Final Plat Page 2
- 8) C1.0 – Removals Plan
- 9) C2.0 – Site Plan
- 10) C2.1 – Site Plan – Northern Drive
- 11) C2.2 – Vehicle Turning Movement Plan
- 12) C2.3 – Right of Way Dedication
- 13) C3.0 – Grading Plan
- 14) C3.1 Grading Plan – Northern Drive
- 15) C4.0 – Utility Plan
- 16) C5.0 – Civil Details
- 17) C5.1 – Civil Details

- 18) C5.2 – Civil Details
- 19) C5.3 – Civil Details
- 20) SW1.0 – SWPPP – Existing Conditions
- 21) SW1.1 – SWPPP – Proposed Conditions
- 22) SW1.2 – SWPPP – Details & Narrative
- 23) SW1.3 – SWPPP – Attachments
- 24) SW1.4 – SWPPP - Attachments
- 25) SW1.5 – SWPPP – Attachments
- 26) L001 – Tree Preservation Plan
- 27) L100 – Landscape Plan
- 28) L400 – Landscape Enlargement
- 29) L500 – Landscape Details and Notes
- 30) AS100P – Architectural Site Plan
- 31) A090P – Floor Plan – Level P2
- 32) A100P – Floor Plan – Level P1
- 33) A110P – Floor Plan – Level 1
- 34) A120P – Floor Plan – Level 2
- 35) A130P – Floor Plan – Level 3
- 36) A140P – Floor Plan – Level 4
- 37) A160P – Roof Plan
- 38) A200P – Exterior Elevations
- 39) A201P – Exterior Elevations
- 40) A202P – Exterior Elevations
- 41) A203P – Exterior Elevations
- 42) A300P – Building Sections
- 43) AL100 – Photometric Plan
- 44) AL100 – Photometric P1 Plan
- 45) AL102 – Photometric P2 Plan

The site shall also conform to the following requirements:

- 1) The property shall be developed with 84,000 square feet of building space.
- 2) At least 277 off-street parking spaces shall be constructed. At least five (5) public on-street parallel parking spaces shall be constructed on Excelsior Boulevard.

Parking will be provided off-street in a surface lot (50 spaces), on-street parallel parking (5 spaces), and in below grade structured parking (227). 10 spaces shall be shared parking via a shared parking easement with Lot 2 Block 1 Bridgewater Addition. An off-street parking management plan shall be approved by the city and managed by the property owner, with the goal of avoiding spill over parking into surrounding streets in the neighborhood and maximizing the benefits of mixed use development and shared parking.

- 3) A commercial loading bay shall be located 6 feet from the east property line on the north side of the building. Access shall be provided from 36-1/2 Street.
- 4) The maximum building height shall not exceed 62 feet and four stories, plus up to an additional ten (10) feet for stair and elevator penthouses.

- 5) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

(b) Permitted Uses

The following uses are permitted on Lot 2 Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

- (1) *Office.*

(c) Permitted with Conditions

The following uses are permitted with conditions on Lot 1 Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

- (1) *Office.* Office uses shall be limited to the upper floors.

The following uses are permitted with conditions on Lot 1 and Lot 2 Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

- (1) *Commercial uses.* Commercial uses shall be limited to the following: medical and dental offices, libraries, museums, banks, and studios.
 - a. In vehicle sales is prohibited.

- (2) *Retail and service facilities. The conditions are as follows:*

- a. No single use retail or service facility establishment over 4,000 square feet is permitted. The use shall be located on the ground floor and shall be permitted only as a part of a larger development which contains at least one other permitted principal use or as a part of a mixed use PUD.
- b. All refuse shall meet the requirements of chapter 22 regulating refuse.
- c. In vehicle sales is prohibited.

- (3) *Restaurants with or without intoxicating liquor license. The conditions are as follows:*

- a. A maximum of 4,000 gross square feet shall be used for restaurants. This use shall be permitted as part of a larger development which contains at least one other principal use or as part of a PUD.
- b. A Travel Demand Management Plan shall be implemented and shall provide ongoing mitigation while a restaurant use is present.
- c. These uses shall not result in any exterior building modifications, including truck docks or freestanding signage, overnight truck parking or similar features.
- d. If there is a wine, beer, and/or intoxicating liquor license, the Restaurant uses shall be located a minimum of 100 feet from any parcel that is zoned residential and used or subdivided for residential or has an occupied institutional building including but not limited to a school, religious institution or community center.

e. In vehicle sales is prohibited.

(4) *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. In vehicle sales is prohibited.

(d) Accessory Uses

Accessory uses are as follows:

(1) Parking lots.

(2) Parking structures. Facades that are visible from off-site shall display and integration of building materials, building form, textures, architectural motifs, and building colors with principal building.

(3) Public transit stops/shelters.

(4) Catering, if accessory to food service, delicatessen or retail bakery.

(5) Outdoor seating, public address (PA) systems are prohibited.

(6) No outdoor uses or storage allowed.

(7) Solar panels. Roof or building mounted solar systems shall not exceed the maximum allowed height in PUD 13.

(8) In vehicle sales is prohibited.

(e) 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 Excelsior Boulevard (south) 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 C-2 General Commercial Zoning District and shall comply with the following:

- a. Pylon signs shall be prohibited.
- (5) Façade.
- a. Composite wooden paneling a minimum of ten (10) millimeters thick shall be considered a Class I Material.
 - b. The following façade design guidelines shall be applicable to all ground floor street-facing facades:
 - i. Minimum ground floor transparency shall be 70% at the pedestrian level.
 - ii. 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.
 - iii. Active permitted uses shall be maintained for a minimum depth of 15 feet. Storage areas and utility closets are prohibited within this 15 feet.
 - iv. 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 18-08-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	May 2, 2018
First Reading	May 21, 2018
Second Reading	June 4, 2018
Date of Publication	June 14, 2018
Date Ordinance takes effect	June 29, 2018

Reviewed for Administration

Adopted by the City Council _____,
2018

Thomas K. Harmening, City Manager

Jake Spano, Mayor

Attest:

Approved as to Form and Execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney