Ordinance No. ___-21

Ordinance amending Section 36-268-PUD 11

The City of St. Louis Park does ordain:

Whereas, an application was received from Mortenson Development to amend PUD 11 zoning district to allow a 233-unit multi-family development, and

Whereas, the City Council has considered the advice and recommendation of the planning commission (case no. 20-34-PUD), and

Now, therefore be it resolved that the following amendments shall be made to the City Code:

Section 1. The St. Louis Park Ordinance Code, Section 36-268-PUD 11 is hereby amended by deleting strikethrough text and adding underlined text.

Section 36-268-PUD 11.

(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. CS501 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. CU101 Utility Plan – Lot 1 (Multi-Family)
18. CU102 Utility Plan – Lot 2 (Hotel)
19. CU111 Storm Sewer Plan Lot 1 (Multi-Family)
20. CU100 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 – Elevations
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
   1. Site plan – architectural
   2. Civil – information sheet
   3. Civil – demo plan & tree inventory
   4. Civil – DORA plan
   5. Civil – fire safety plan
   6. Civil – site plan (dimensions)
   7. Civil – site plan (key notes)
   8. Civil – grading plan
   9. Civil – erosion control plan
  10. Civil – utility plan
   11. Civil – overall landscape plan
   12. LS201 Landscape plan enlargement
   13. LS203 Landscape plan enlargement
   14. LS204 Landscape plan enlargement
  15. First floor plan
  16. Second floor plan
  17. Typical floor plan (3rd-6th)
  18. Seventh floor plan
  19. Elevations
  20. Elevations
  21. Shadow study
  22. Photometrics

The site shall also conform to the following requirements:

(1) The property shall be developed with **233,149** residential units and **63,740** square feet of hotel space.

(2) At least **261,327** off-street parking spaces shall be provided.

(3) The maximum building height shall not exceed **80.71** feet and **seven** six stories.
The development site shall include a minimum of 12 25% designed outdoor recreation area based on private developable land area.

(b) Permitted uses.

The following uses are permitted uses on Lot 1:

(1) Multiple-family dwellings, and uses associated with the multiple-family dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.

The following uses are permitted uses on Lot 2:

(2) Commercial uses. Commercial uses are limited to the following:

a. Hotel

(c) Prohibited uses.

(1) Extended-stay hotels.

(2) Restaurants.

(cd) Accessory uses.

Accessory uses are as follows:

(1) Home occupations complying are permitted on Lot 1 with the condition that they comply with all of the following conditions:

a. The city has approved a Registration of Land Use for any home occupation established after July 12, 2019, that has customers or students coming to the site.

b. The home occupation and structure housing the home occupation meets all applicable fire and building codes, as well as any other City, County, State, or Federal regulations.

c. The home occupation is clearly incidental and subordinate to the residential use of the property and does not change the character of the property.

d. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.

e. No portion of the home occupation is conducted within any attached or detached accessory building.

f. Operation of the home occupation is not apparent from the public right-of-way.

g. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.
h. All material or equipment is stored within an enclosed structure.

i. The home occupation does not produce nuisance noise, odors, smoke, heat, glare, vibration, or electrical interference beyond the residential lot occupied by the home occupation.

j. No person is employed at the residence who does not legally reside in the home.

k. Persons do not come to the location of the home occupation to be dispatched to other locations.

l. Sale of products related to the home occupation is allowed with the following conditions:
   1. products are shipped to and from the premises, or
   2. products sales occur off-site at a permissible location, or
   3. customers visit the premises by appointment only, or
   4. products are sold on the premises at garage sales as regulated by this chapter.

m. No more than one non-illuminated wall sign up to two square feet in area is used to identify the home occupation.

n. The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, beauty shop and barbershop, firearm sales, currency exchange, payday loan agency, sexually-oriented business or high-impact sexually oriented business.

   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 or 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.

(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 Lot 1.

(4) Public transit stops/shelters.

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

(6) Outdoor uses and outdoor storage are prohibited.

(de) 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 following requirements found in the following districts:
   a. The apartment building signage shall be consistent with the sign regulations for the R-C High-Density Multiple-Family Residential zoning district.
   b. The hotel building signage shall be consistent with the O – Office zoning district.
   b. c. Exemptions located in the zoning ordinance for wall signage shall not apply.
   c. Pylon signs shall be prohibited.

Section 2. This ordinance shall take effect upon Metropolitan Council authorization of the associated comprehensive plan amendment approved by City Council resolution [number] and not sooner than 10 days after publication.

| First reading | February 1, 2021 |
Second reading | February 16, 2021
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Date of publication | February 25, 2021
Date ordinance takes effect | Upon Metropolitan Council Authorization of the associated comprehensive plan amendment and no sooner than March 7, 2021.

Reviewed for administration: | Adopted by the City Council February 16, 2021
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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