ORDINANCE NO. 459

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRING LAKE PARK AND CREATING A NEW PLANNED UNIT DEVELOPMENT DISTRICT

The City Council of the City of Spring Lake Park, Minnesota, ordains as follows:

Section 1. Zoning Map Amendment. The following property is hereby rezoned from R-1, Single Family Residential, to PUD #2019-1, Planned Unit Development, District:

The North 300 feet of the East Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 2, Township 30, Range 24, Anoka County, Minnesota, except that part platted as BUZZELL’S 1ST ADDITION and except Roads.

Section 2. Design Standards. The rezoning of the property incorporates the following PUD (Planned Unit Development) design standards:

a. Intent

The purpose of this zone is to create a PUD to allow for six single family homes on an in-fill development. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. Except as modified by this Ordinance, the development shall comply with the requirements of the R-1, Single Family Residential, Zoning District.

b. Permitted Uses

The permitted uses in this zone shall generally comply with the uses specified for the R-1, Single Family Residential, District in Appendix D of Chapter 153 of the Spring Lake Park Code of Ordinance. The following uses are not permitted in the PUD #2019-1 district: 1) boarding or rental of rooms; 2) two-family dwellings; 3) schools; and 4) swimming pools. The following uses are conditional uses in the PUD #2019-1 district: 1) family daycare.

c. Building Location, Area, Height and Architecture

Minimum lot depth and width in the PUD #2019-1 District shall be as follows:

<table>
<thead>
<tr>
<th>Dwelling, single family</th>
<th>Depth</th>
<th>210 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, single family</td>
<td>Width</td>
<td>50 feet</td>
</tr>
</tbody>
</table>
Minimum front, side and rear yards in the PUD #2019-1 District shall be as follows:

<table>
<thead>
<tr>
<th>Dwelling, single family</th>
<th>Front yard</th>
<th>40 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, single family</td>
<td>Side yard</td>
<td>7.5 feet</td>
</tr>
<tr>
<td>Dwelling, single family</td>
<td>Rear Yard</td>
<td>40 feet</td>
</tr>
</tbody>
</table>

Building location, area, height and architecture shall conform to the standards set forth in Chapter 153 of the Zoning Code and other applicable provisions of the Spring Lake Park City Code.

**d. Grading, Drainage, Utilities, Storm Water Management and Other Performance Characteristics.**

The grading, drainage, utilities, storm water management and other performance characteristics of the PUD #2019-1 shall generally conform to City of Spring Lake Park and Coon Creek Watershed District standards.

A 30 foot drainage and utility easement shall be granted over the water and sanitary sewer mains servicing the PUD.

The proposed outlot shall be dedicated in fee to the City for drainage and utility purposes.

No fences shall be constructed within the drainage and utility easements to ensure City access to the proposed outlot.

All other standards shall be governed by the Spring Lake Park City Code.

**Section 3. Findings.** In rezoning the above referenced property to the PUD #2019-1 Zoning District and related PUD Development Plans, the City Council finds the following:

a. Developing the property with single family uses that meet the City’s Land Use Plan, current zoning and existing neighborhood is consistent with the City’s interests and policies.

b. The proposal for narrower lots within the PUD is a reasonable and desirable approach for maintaining the neighborhood character versus other permitted options.

c. Lots that are 50 feet wide, although less than the Zoning Code minimum, are well within the range of typical development for single family homes and are a reasonable accommodation within a PUD.

d. The proposed plat maintains significant open space in the rear yards of each lot and within the Outlot.

e. Side setbacks of 7.5 feet are reasonable for lots this size.
f. Developing this land will benefit Prince of Peace Lutheran Church, a valuable community institution, and will continue to build the neighborhood and Spring Lake Park’s population base.
g. The project as proposed meets the criteria for PUDs in the Zoning Code.

Section 5. **Official Zoning Map.** The Administrator, Clerk/Treasurer shall make the applicable changes to the official zoning map.

Section 6. **Severability.** Should any section, paragraph, provision, sentence or lesser part of this Ordinance be found invalid by a Court of competent jurisdiction, then such invalid section, paragraph, provision, sentence or phrase shall be severed from this Ordinance and all remaining portions of this Ordinance shall continue in full force and effect.

Section 7. **Effective Date.** The ordinance shall become effective upon adoption and publication.

Passed by the City Council of the City of Spring Lake Park, Minnesota, this 2nd day of December, 2019.

[Signature]
Robert Nelson, Mayor

ATTEST:

[Signature]
Daniel R. Buchholtz, Administrator, Clerk/Treasurer