AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT DISTRICT (PUD) FOR “FOREST EDGE” AND AMENDING THE OFFICIAL ZONING MAP

WHEREAS, the City of St. Paul Park Minnesota, wishes to amend Article VIII, Chapter 74, Section 74-362 in the Code of Ordinances, City of St. Paul Park, Minnesota regarding the Official Zoning Map.

NOW THEREFORE, the City Council of the City of St. Paul Park, County of Washington, State of Minnesota, does hereby ordain as follows:

Section 1. The City of St. Paul Park received a request to change the zoning classification of the following legally described property:

Block 106, Division No. 4 of St. Paul Park, according to the plat thereof on file and of record in the office of the County Recorder, in and for, Washington County, Minnesota and vacated Main Street that is contiguous with said Block 106 and the North 7 feet of vacated 14th Avenue and the West 7 feet of vacated 1st Street that is contiguous with said Block 106 and the vacated alley through Block 106.

Section 2. The amendment to the zoning map is to change the zoning of the above described property from R-4, Southwest Area Residential to PUD, Planned Unit Development. The PUD District shall have an underlying designation of R-4, Southwest Area Residential.

Section 3. Forest Edge Development Plan.

A. All entitlements, including but not limited to, allowed dwelling units, allowed uses, and development standards established within this PUD District are hereby set forth by the Forest Edge PUD Development Plan dated January 14, 2019 incorporated herein by reference as may be modified by this ordinance and Resolution No. 1563 approving the preliminary plat for “Forest Edge.”

B. Any allowed uses and standards not specifically addressed by this Ordinance shall be subject to the requirements set forth by the City of St. Paul Park Zoning Ordinance and the requirements of the R-4, Southwest Area Residential District.

Section 4. Allowed Uses. The permitted principal use on all developable lots within this PUD District is single family residential. The allowed uses within the PUD District shall include the all permitted accessory uses within the R-4, Southwest Area Residential District.
Section 5. Lot Area and Dimensional Requirements. Lot requirements shall conform to the general width and area of the lots as represented on the PUD General Plan with minimum standards consistent with the R-4, Southwest Area Residential District.

Section 6. Lot Setback and Performance Standards. All standards not specified by this ordinance are to be the same as found in the St. Paul Park Zoning Ordinance for the R-4 Southwest Area Residential District. The following setback and performance standards are hereby in place for the Forest Edge Planned Unit Development:

A. Front Yard Setback: 25 feet
B. Side Yard Setback: 5 feet
C. Garages shall adhere to the same setback requirements as the principal structure.

Section 7. Construction Standards. The principal buildings constructed within this Planned Unit Development District shall comply with the requirements of the St. Paul Park Zoning Ordinance. The buildings shall be generally consistent with the building elevations and floor plans submitted with the PUD Development Plan, except as may be approved as an amendment to the PUD Development Plan in accordance with the procedures set forth by the Zoning Ordinance.

Section 8. The Zoning Administrator is hereby directed to make the appropriate changes to the official zoning map of the City of St. Paul Park to reflect the change in zoning classification to change the subject property to PUD, Planned Unit Development with an underlying district of R-4, Southwest Area Residential.

Section 9. A copy of this Ordinance and the updated map shall be kept on file at the St. Paul Park City Hall.

Section 10. This Ordinance shall be effective upon its passage and publication and recording of the final plat for Forest Edge.

Adopted by the St. Paul Park City Council this 22nd day of January 2019.

By: Sandi Dingle, Mayor

Attest:

By: Sharon Ornquist, City Clerk