

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

ORDINANCE NO. 2023-16

**AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO
CITY CODE OF ORDINANCES BY REZONING ALL PROPERTY AT
PID 14.029.21.14.0002 FROM V-LDR (VILLAGE LOW DENSITY
RESIDENTIAL) TO V-LDR-PUD (VILLAGE LOW DENSITY
RESIDENTIAL PLANNED UNIT DEVELOPMENT)**

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from V-LDR, Village Low Density Residential, to V-LDR-PUD, Village Low Density Residential Planned Unit Development:

Parent Parcel

“The Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the North 991.97 feet of the East Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota and EXCEPT the North 991.97 feet of the West Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

That part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota lying northerly of the northerly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railroad.”

That part of the parent parcel lying north of a line described as commencing at the East corner of said Section 14; thence on an assumed bearing of North 00 degrees 09 minutes 24 seconds West along the east line of said Section 14, a distance of 366.68 feet to the actual point of beginning; thence South 54 degrees 13 minutes 45 seconds West a distance of 743.07 feet; thence southwesterly 822.00 feet along a tangential curve, concave to the northwest having a radius of 5740.98 feet and a central angle of 08 degrees 12 minutes 13 seconds, to the west line of the Northeast Quarter of the Southeast Quarter of said Section 14 and there terminating.

SECTION 2. PUD District Regulations. Permitted uses and regulations acceptable to the PUD are hereby established as follows:

1. Land Use – Uses permitted within this PUD shall be: All of the permitted uses within the V-LDR, Village Low Density Residential, zoning district.
2. Accessory Uses - Accessory uses shall be incidental to the principal uses of the property and as allowed in the V-LDR, Village Low Density Residential, zoning

district.

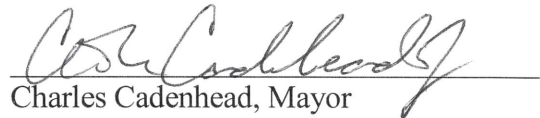
3. Design and Performance Standards – Unless a PUD deviation has been granted or conditions imposed, the standards for this property shall be those found in the V-LDR, Village Low Density Residential, zoning district, Article XII of the Zoning Ordinance. The following deviations are granted as proposed:
 - a. Minimum Lot Areas of 7,898 and 5,776 Square Feet as depicted on the Final PUD plans approved by the City through resolution 2023-074 on August 15, 2023.
 - b. Minimum Lot Width of 65 and 51 Feet as depicted on the Final PUD plans approved by the City through resolution 2023-074 on August 15, 2023.
 - c. Minimum Side Yard Setback of 7 Feet, with 15 Feet between structures.
 - d. Maximum Impervious Surface Cover of 50%.

SECTION 3. Zoning Map. The zoning map of the City of Lake Elmo shall be republished in the ordinary course to show the aforesaid zoning, and in the interim the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

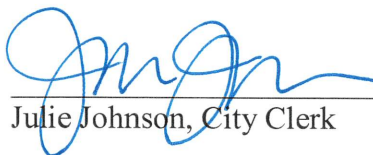
SECTION 4. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 5. Adoption Date. This Ordinance 2023-16 was adopted on this 15th day of August, 2023, by a vote of 5 Ayes and 0 Nays.

LAKE ELMO CITY COUNCIL


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk

This Ordinance 2023-16 was published on the 18th day of August, 2023