

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

ORDINANCE NO. 2024-16

**AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO CITY
CODE OF ORDINANCES BY REZONING ALL PROPERTY AT PID
21.029.21.32.0001 FROM RR (RURAL RESIDENTIAL) TO OP (OPEN
SPACE PLANNED UNIT DEVELOPMENT)**

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from RR – Rural Residential to OP – Open Space Planned Unit Development:

The North Half of the Southwest Quarter of Section 21, Township 29, Range 21, Washington County, Minnesota; Except: All that part of the North 75.00 feet of the East 150.00 feet of the North Half of the Southwest Quarter of Section 21, Township 29 North, Range 21 West, Washington County, Minnesota, which lies westerly of the west line of Parcel 3 of the Washington County Highway Right of Way Plat No. 98 – C.S.A.H 13, according to the recorded plat thereof.

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

1. Development Density – The development is to contain 65 single-family residential lots with a gross density of .82 units per acre and net density of .86 units per acre.
2. Land Use – Uses permitted within this OP PUD shall be: Single Family Residential.
3. Accessory Uses – Accessory uses shall be incidental to the principal uses of the property and as allowed in the OP PUD, Open Space Planned Unit Development, Zoning District.
4. Design and Performance Standards – Unless a PUD deviation has been granted or conditions imposed the standards for the property shall be those found in the OP PUD, Open Space Planned Unit Development, Zoning District, Article XVII of the Zoning Ordinance. The following deviations are granted as proposed:
 - a. Minimum Lot Area of 11,200 square feet.
 - b. Minimum Front Yard Setback of 20 feet for Lot 1, Block 6.
 - c. Minimum Internal Side Yard Setback of 10 feet.
 - d. Minimum Corner Side Yard Setback of 30 feet.
 - e. Maximum Impervious Surface Cover on residential lots of 50% percent.
 - f. A trail system of mowed grass trails with a minimum of 5968 linear feet.
5. Other Standards – Other standards including but not limited to bulk and design standards shall be those found in the Open Space PUD (OP) Zoning District, Article XVII or as applicable in other Articles of the Lake Elmo Zoning Ordinance.

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.

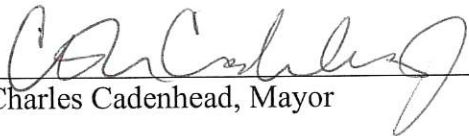
SECTION 4. Effective Date. This ordinance shall become effective immediately upon adoption of a

Ordinance No. 2024-16

Resolution approving a Final Plat and OP PUD for the project on the property described in Section 1 of this ordinance.

SECTION 5. Adoption Date. This Ordinance 2024-16 was adopted on this 17th day of September, 2024, by a vote of 5 Ayes and 0 Nays.

LAKE ELMO CITY COUNCIL



Charles Cadenhead, Mayor

ATTEST:



Julie Johnson, City Clerk