

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

ORDINANCE NO. 2023-12

**AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO
CITY CODE OF ORDINANCES BY REZONING ALL PROPERTY AT
PID 33.029.21.44.0009 FROM HDR (HIGH DENSITY RESIDENTIAL)
TO HDR-PUD (HIGH DENSITY RESIDENTIAL PLANNED UNIT
DEVELOPMENT)**

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from HDR, High Density Residential, to HDR-PUD –High Density Residential Planned Unit Development:

Outlot C, EAGLE POINT BUSINESS PARK 2ND ADDITION, Washington County, Minnesota.

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 HDR, High Density Residential, zoning district.
2. Accessory Uses - Accessory uses shall be incidental to the principal uses of the property and as allowed in the HDR – High 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 HDR-High Density Residential zoning district, Article XII of the Zoning Ordinance. The following deviations are granted as proposed:
 - a. Parking between the front of the building façade and the public street as depicted on the approved Final Plat and PUD Plans.
 - b. Building Height of no more than 56 feet as measured from the average grade around the building.
 - c. Maximum lot coverage of 34%.


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 2023-12 was adopted on this 6th day of June, 2023, by a vote of 5 Ayes and 0 Nays.

LAKE ELMO CITY COUNCIL


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk

This Ordinance 2023-12 was published on the 9th day of June, 2023