

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

**ORDINANCE NO. 2024-06**

**AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO CITY  
CODE OF ORDINANCES BY REZONING ALL PROPERTY AT PIDS  
13.029.21.22.0029 AND 13.029.21.21.0007 FROM VMX (VILLAGE MIXED  
USE) TO VMX PUD (VILLAGE MIXED USE PLANNED UNIT  
DEVELOPMENT)**

**SECTION 1.** Zoning Map Amendment. The following property is hereby rezoned from VMX – Village Mixed Use to VMX-PUD – Village Mixed Use Planned Unit Development:

Lot 2, Block 1, WILDFLOWER AND 39TH, according to the recorded plat thereof, Washington County, Minnesota.

AND

That part of Lot 1, Block 3, Brookman 3rd Addition, according to the plat on file and of record in the office of the County Recorder, Washington County, Minnesota, lying Westerly of the following described line: Commencing at the Northeast corner of said Lot 1 then South 89 degrees 21 minutes 23 seconds West, assumed bearing, along the North line of said Lot 1, 74.18 feet to the point of beginning of said line; thence South 07 degrees 03 minutes 15 seconds East, 319.79 feet to the South line of said Lot 1 and said line there terminating. Washington County, Minnesota.

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

1. Multiple Principal Structures – Multiple buildings containing a principal use are permitted on one parcel. Lot 1, Block 1 is limited to 5 Principal Structures, and Lot 1, Block 2 is limited to 9 Principal Structures.
2. Land Use – Principal uses on the property shall be limited to Single Family Attached for all of the property as legally described in Section 1, above.
3. Accessory Uses - Accessory uses shall be incidental to the principal use of this property as described in Section 1, above.
4. Screening along the north lot line of Lot 1, Block 2 is permitted at a reduced opacity consistent with the plans landscaping plans dated January 18, 2024 and reviewed by the Lake Elmo City Council on February 20, 2024.
5. Other Standards – Other standards including but not limited to bulk and design standards shall be those found in the Village Mixed Use (VMX) Zoning District, Article XIII of the Zoning Ordinance.

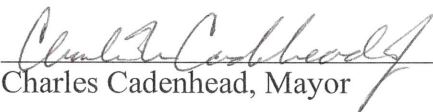
**SECTION 3.** Zoning Map. The zoning map of the City of Lake Elmo shall be republished in the ordinary course to show the aforesaid zoning, and in the interim the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided 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.

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**SECTION 4.** Effective Date. This ordinance shall become effective immediately upon the approval of a Final Plat and Planned Unit Development for the property described in Section 1, above, consistent with the standards herein.

**SECTION 5.** Adoption Date. This Ordinance 2024-06 was adopted on this 20<sup>th</sup> day of February, 2024, by a vote of 4 Ayes and 0 Nays.

LAKE ELMO CITY COUNCIL

  
Charles Cadenhead, Mayor

ATTEST:

  
Julie Johnson, City Clerk

This Ordinance 2024-06 was published on the 23<sup>rd</sup> day of Feb., 2024