



ORDINANCE NO. 16-09

**AN ORDINANCE AMENDING
CHAPTER 7: GENERAL ZONING REGULATIONS
IN THE COLUMBUS CITY CODE**

2148867.007

The City Council of the City of Columbus ordains the following:

SECTION I. Chapter 7A of the Columbus City Code is hereby amended as follows:

ARTICLE VIII
GENERAL PROVISIONS AND PERFORMANCE STANDARDS

SECTION 7A-753. SUBURBAN RESIDENTIAL (SR) DISTRICT CONDITIONAL USES. The following uses shall be conditional in the SR district according to Section 7A-540 of this Code:

- A. Attached residential dwellings may be considered at higher densities with more units per building through a CUP review and subject to the PUD provisions on Section 7A-819.
- B. Senior Citizen Housing subject to the requirements in Section 7A-766 and Section 7A-819.

SECTION 7A-763. COMMUNITY RETAIL (CR) DISTRICT CONDITIONAL USES. The following uses shall be conditional in the CR District, according to Section 7A-560 of this Code:

- A. Public Service Facilities and Public Utilities.
- B. Mortuaries.
- C. Domestic animal veterinary clinics with commercial boarding facilities.
- D. Senior Citizen Housing subject to the requirements in Section 7A-766 and Section 7A-819.

SECTION 7A-777. HORSE RACING (HR) DISTRICT USES. The following uses shall be regulated within the HR District:

...

B. **Conditional Uses.** The following uses shall be conditional in the HR District, according to Section 7A-560 of this Code:

...

- 11: Hotels, motels, banquet and convention facilities as part of a planned unit development (PUD) subject to the provisions of Section 7A-819 Planned Unit Development (PUD).

SECTION 7A-819. PLANNED UNIT DEVELOPMENT (PUD) is hereby deleted in its entirety and replaced with the following:

- A. **General Applicability.** The purpose of the PUD provisions is to encourage exceptional development design standards and alternative design opportunities. In general, the standards for development shall be determined by application the underlying zoning district. In exchange for higher design standards, site preservation techniques,

other unique development considerations, and other public benefit, conventional dimensional criteria may be modified or varied. Examples of variations to dimensional standards include reductions in minimum lot areas, lot widths, and setbacks. Except where as expressly otherwise stated herein, the PUD provisions are not intended to modify minimum open space requirements, the density of residential dwellings, minimum design standards or requirements for the use or district, utility requirements, landscaping requirements, minimum structure separation, garage or parking requirements, or the quality of the appearance or construction of residential or commercial development. The following provisions apply to all PUD applications:

1. **Procedure.** A complete Conditional Use Permit application must be made to the City for PUD consideration. The application shall include a subdivision site plan, when applicable, and written narrative of the proposed development. The Planning Commission and City Council must evaluate the application and make a determination on the merits of the proposed project as a PUD, based upon the conditional use permit standards in Sections 7A-540 through 7A-547. The PUD procedure may occur concurrently with the platting procedures prescribed in Chapter 8 of the City Code. If the PUD is approved by the City Council, the City shall issue a conditional use permit to the applicant, including conditions of approval, and record it with the Anoka County Recorder.

2. **Application Materials; Procedure.** An applicant shall make an application for a PUD as a conditional use permit subject to the required materials and procedure described in Sections 7A-540 through 7A-547 of this Chapter. In addition, all PUD applications shall be consistent with the following submittal requirements and procedures:

a. The application shall include a written narrative of the proposed development, including all city code provisions for which flexibility is requested.

b. The application shall include a written copy of the homeowners' association documents, if applicable. Such documents shall include provisions governing the maintenance of common areas, including, if applicable, private streets.

c. When necessary, the application shall be accompanied by a Preliminary Plat of the proposed development, consistent with the application requirements of the Subdivision Regulations (Chapter 8, Columbus City Code).

d. The application shall be presented at a City staff meeting to review preliminary PUD eligibility and consistency with City Code requirements and provide comments to the application.

e. The PUD application and Preliminary Plat shall be reviewed concurrently at a City Planning Commission hearing, consistent with the procedures for a review of a conditional use permit.

f. If the PUD is approved by the City Council, the City shall issue a conditional use permit to the applicant, including conditions of approval, and record it with the Anoka County Recorder.

g. When a plat is required, after approval of a Preliminary Plat and PUD, application shall be made for a Final Plat, consistent with the PUD, Preliminary Plat, and documentation required in the Subdivision Regulations.

h. Review and approval of the Final Plat does not require review and recommendation by the Planning Commission, unless the Final Plat is not consistent with the approved PUD and Preliminary Plat.

3. **Private Streets.** Whenever it does not contradict the provisions of this Ordinance as it relates to an adopted transportation plan or the protection of opportunities for reasonable development of surrounding land adjacent to a development proposed in the application, streets which are intended to be kept continuously closed to public travel or that are at all times posted as private streets may be retained as private streets and made a part of the PUD, provided a homeowner association agreement acceptable to the City contains provisions for street maintenance and replacement, and all private streets are constructed according to standards approved by the City.

4. **Outlots or Common Open Space.** No outlots or other remnants of land shall be included in any plat, except outlots with public access and future development potential.

5. **Development Agreement.** Any approved PUD shall require a development agreement between the applicant and the City to ensure the approved PUD is constructed and maintained as approved, including but not limited to installation, design, and maintenance of streets, utilities, amenities, or other aspects of the PUD. Any such development agreement shall be recorded against all parcels within the approved PUD.

B. **Specific PUD Standards.** Specifics PUD standards shall apply for PUD applications as follows:

1. **Suburban Residential (SR) District PUDs.** In the SR District, a PUD may allow for bonuses to the maximum average site density of three dwelling units per acre (3 DUA) and four (4) units per building, based upon the inclusion of any of the bonus criteria in subsection 3 below. The City shall have discretion in approving or denying bonuses. In no case shall the total cumulative bonuses awarded exceed one hundred (100) percent of the maximum density allowed in any development, or result in structures with more than six (6) units.

The Planning Commission shall recommend and the City Council shall approve any density bonuses in the SR District, based upon the accumulation of points awarded partially or totally within the following categories. Consideration for any bonus awards must include all of the mandatory categories identified in italics. A total of one hundred (100) points is required to achieve the maximum density bonus of one hundred (100) percent. A point total less than the one hundred (100) shall result in a maximum density bonus of a percentage equal to the number of points awarded.

Criterion	Points
a. Extraordinary architecture and exterior building materials.	10
b. Balance of housing opportunities and styles for all age groups.	10
c. Site design amenities, such as extraordinary landscaping, private Courtyards between buildings groupings, alternating building styles, and common indoor and outdoor use facilities.	10
d. Providing units for persons with disabilities, consistent with a number of units or percentage of units recommended by the Anoka County HRA.	10
e. Absorbing the costs of public core utilities, limited access collector streets, and off-site improvements that exceed typical cost sharing.	40
f. Addition of public recreation amenities, such as picnic shelters, pavilions, and playground equipment.	10
g. Additional public parkland dedication.	10
h. Unique trail and pedestrian circulation within the development and connections to other facilities.	10
i. Construction of extraordinary landscaped boulevards within public streets or landscaped islands within cul de sacs, according to City standards.	10
j. Construction of additional garage parking in attached residential units.	10
k. Additional design criteria determined by the City to warrant density bonus criteria.	10
MAXIMUM DENSITY POINTS	140

2. **Rural Residential (RR) District PUD.** Residential PUD developments in the RR District are subject to the following standards:

a. **Lot Averaging.** All of the land within a development shall be subdivided into individually-owned parcels, except authorized outlots, and the average lot size within every development shall be no less than five (5) acres, less dedicated right-of-way.

b. **Flexible Dimensional Standards.** The following minimum dimensional standards shall be allowed as a part of an approved PUD in the RR District. Unless identified below or expressly permitted by the City in the PUD approval, no other variations in dimensional standards, performance standards or other development requirements shall be permitted.

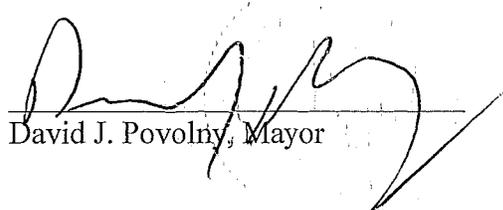
- i. Maximum density – one (1) dwelling unit per five (5) buildable acres.
- ii. Minimum lot area – 2.5 acres.
- iii. Minimum lot width – 220 feet.
- iv. Minimum lot width at setback line – 150 feet.

- v. Minimum cul-de-sac frontage – 60 feet.
- vi. Minimum front yard setback – 75 feet.
- vii. Minimum side yard setback – 20 feet.
- viii. Minimum rear yard set – 20 feet.
- ix. Maximum structure height – 35 feet.
- x. Lot coverage – 1:4 or 25% maximum.

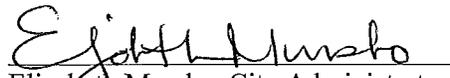
3. **Senior Citizen Housing PUD.** In exchange for higher design standards, site preservation techniques, other unique development considerations, and other public benefit, the dimensional criteria of the underlying zoning district may be modified or varied and alternative development design may be allowed, including attached, detached, or villa-style townhomes. Senior Citizen Housing may include accessory uses that are customarily and commonly associated with Senior Citizen Housing, such as medical and foodservice facilities.

4. **Horse Racing (HR) District Hotel PUD.** Hotels, motels, banquet and convention facilities shall be allowed as part of a PUD in the HR District. In exchange for higher design standards, site preservation techniques, other unique development considerations, and other public benefit, the dimensional criteria of the underlying zoning district may be modified or varied, including, but not limited to: setbacks, building separation, shared access, street frontage, and lot area.

SECTION II. EFFECTIVE DATE. This Ordinance was adopted by the Columbus City Council on this 24th day of August, 2016 and shall become effective after its publication.


David J. Povolny, Mayor

ATTEST:


Elizabeth Mursko, City Administrator

Published in the Forest Lake Times on September 8, 2016.

4821-5769-4517, v. 2

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF WASHINGTON) SS

Charlene Vold being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

Forest Lake Times

with the known office of issue being located in the county of:

WASHINGTON

with additional circulation in the counties of:

ANOKA

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 09/08/2016 and the last insertion being on 09/08/2016.

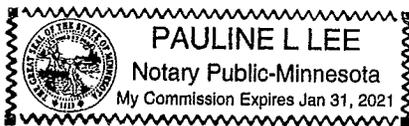
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Charlene Vold
Designated Agent

Subscribed and sworn to or affirmed before me on 09/08/2016 by Charlene Vold.

Pauline L. Lee
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$16.25 per column inch

Ad ID 593384

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SECTION 7A-819. PLANNED UNIT DEVELOPMENT (PUD) is hereby deleted in its entirety and replaced with the following:

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MAXIMUM DENSITY POINTS	140

2. Rural Residential (RR) District PUD. Residential PUD developments in the RR District are subject to the following standards:

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By order of the City Council
Published in the
Forest Lake Times
September 8, 2016
593384

ANOKA COUNTY MINNESOTA

Document No.: 2148867.007 ABSTRACT

I hereby certify that the within instrument was filed in
this office for record on: 09/16/2016 10:52:00 AM

Fees/Taxes In the Amount of \$46.00

JONELL M. SAWYER

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

NLW, Deputy

Record ID: 3952686