ORDINANCE NO. 162

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

AN ORDINANCE AMENDING AND RESTATING THE PLANNED UNIT DEVELOPMENT DISTRICT ZONING OF CERTAIN PROPERTY WITHIN THE BOULDER POINTE 6TH ADDITION

THE CITY COUNCIL OF THE CITY OF ELKO NEW MARKET ORDAINS:

Section 1. Legal Description. The following described property located within the City of Elko New Market, Scott County, Minnesota is hereby zoned PUD, Planned Unit Development:

Lots 1 & 2, Block 1, Lots 1-8, Block 2, Lots 11-13, Block 2, Outlot A and Outlot B, Boulder Pointe Sixth Addition, according to the recorded plat thereof, Scott County, MN

("Property").

Section 2. PUD Zoning. The City hereby amends the Planned Unit Development District, PUD for the Property, in its entirety, as provided in this Section. The Property shall be subject to the requirements of the R-3 Medium Density Residential District for the detached townhome units, except as follows:

Front Yard	25 feet from public right of way 20 feet from private streets
Side Yard	10 feet between buildings (building wall to building wall separation)
Rear Yard	30 feet from rear lot line of the base lot

B. Development Plans. The plat shall be developed in accordance with the following plans. The plans shall not be attached.

Plan A – Boulder Pointe Sixth Addition plans dated December 3, 2009 containing the following four sheets: Utility Plan, Grading Plan (North), Grading Plan (South), Erosion Control Plan

Plan B – Landscape Plan

C. Regulations. The PUD must be maintained and comply with the following conditions:

1. Exterior Finishes:

a. Low or no maintenance trim shall be required on windows and doors on the front elevation of the home.

b. A minimum front façade of 20% brick or stone or equivalent substitute (excluding windows, doors and garage doors) shall be required. Vinyl siding shall not be permitted on the front facing building façade. Acceptable building materials on the front facing façade include stucco, fiber cement siding, engineered wood siding (i.e. LP Smartside), stone (natural or artificial) and brick. Building plans must demonstrate architectural themes and features such as, but not limited to, varied textures, window boxes, shutters, architectural trim.

2. All homes or units with space below grade shall be constructed with a drain tile system and sump pump or other equivalent suitable means of controlling groundwater seepage. The sump pumps shall discharge in accordance with City-provided construction details to a drain ttile system, if available. For homes with no available tile system, the discharge shall be to the rear yard in a manner that does not impact neighboring homes or creates an erosion control maintenance nuisance.

Section 3. Section 11-28C-21 of the Elko New Market City Code is amended to add the following:

PUD-5: Boulder Pointe Sixth Addition, Ordinance No. 162

Section 4. Zoning Map. The zoning map of the City of Elko New Market shall not be republished to show the aforesaid zoning, but 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 5. Effective Date. This ordinance shall be effective upon its passage by the City Council.

PASSED AND ADOPTED this 24th day of August, 2017, by the City Council of the City of Elko New Market.

CITY OF ELKO NEW MARKET

BY: _____
Robert Crawford, Mayor

ATTEST:

_____
Sandra Green, City Clerk