ORDINANCE NO. 171

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 7TH 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:

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:

Boulder Heights 7th Addition Minimum Lot Requirements			
	R-3 District Requirements	**Approved for Boulder Pointe 7th Addn PUD Lots 1 – 11 Block 1**	**Approved for Boulder Pointe 7th Addn PUD Lots 1 – 9 Block 2**
Minimum Lot Area	Base lot - 15,000 sq ft Unit lot – 7,500 sq ft	As depicted on approved plans	As depicted on approved plans
Front Yard Setback	25'	25'	20'
Side Yard Setback	10'	5' on one side & 10' on the opposite side	5' on one side & 10' on the opposite site
Side Yard / Corner Setback	25'	25'	20'
Minimum Distance Between Homes	NA	15'	15'
Rear Yard Structure Setback	20'	20'	20
Rear Yard Abutting Street Structure Setback	25'	25'	20'
Rear Yard Deck Setback	20'	20'	20'
Lot Width / Base Lot	100'	As depicted on approved plans	As depicted on approved plans
Stormwater Pond Structure Setback	35'	25'	35'

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

Plan A – Boulder Pointe Seventh Addition plans prepared by Jacobson Engineers & Surveyors dated April 16, 2018 containing the following five sheets: Topographic Survey, Preliminary Plat, Final Plat, Grading, Drainage & Utility 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 tile 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.

3. Each home shall be required to have landscape plantings around the front of the home and in the front yard. Each home shall plant a minimum of three shrubs, ten 6" potted plants, and two trees in the front yard. Trees shall be a minimum of 2 ½" diameter deciduous trees or minimum 6' high coniferous trees. Allowable tree species shall be as allowed in the City Code. All landscaping shall comply with applicable landscaping requirements of the City Code.

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

PUD-6: Boulder Pointe Seventh Addition, Ordinance No. 171

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 26th day of April, 2018, by the City Council of the City of Elko New Market.

CITY OF ELKO NEW MARKET

BY: _____
Robert Crawford, Mayor

ATTEST:

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Sandra Green, City Clerk

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