ORDINANCE NO. 199

CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA

AN ORDINANCE REZONING PROPERTY FROM UR, URBAN RESERVE TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT IN CONJUNCTION WITH THE PETE'S HILL PLAT

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 rezoned from UR, Urban Reserve to PUD, Planned Unit Development District:

The West 453.00 feet of the South Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 113, Range 21, Scott County, MN.

AND

That part of the East Half of the Northeast Quarter, Section 34, Township 113, Range 21, Scott County, Minnesota, lying Easterly of the center lines of Xerxes Avenue and Beard Avenue, except that part of the said East Half of the Northeast Quarter described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter thence South 89 degrees 00 minutes 40 seconds West (assumed bearing) along the South line of said East Half of the Northeast Quarter a distance of 271.17 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 00 minutes 40 seconds West along said South line a distance of 750.00 feet; thence North 19 degrees 08 minutes 41 seconds West a distance of 33.00 feet; thence Northeasterly 369.86 feet along a nontangential curve concave to the Northwest having a radius of 408.28 feet, central angle of 51 degrees 54 minutes 17 seconds and a chord that bears North 44 degrees 54 minutes 09 seconds East; thence North 18 degrees 57 minutes 02 seconds East, tangent to said curve a distance of 583.23 feet East; thence South 71 degrees 21 minutes 43 seconds East a distance of 336.71 feet; thence on a bearing of South parallel with the East line of said East Half of the Northeast Quarter a distance of 715.35 feet to the point of beginning, Scott County, Minnesota.

Section 2. PUD Zoning. The City has rezoned the above-referenced property from UR, Urban Reserve to PUD, Planned Unit Development District. Lots 1 – 14 Block 1, Lots 5 - 11 Block 3 and Lot 1 Block 4 shall be subject to the requirements of the R-1 Single Family Residential District. Lots 15 - 30 Block 1, Lots 1 - 3 Block 2 and Lots 1 - 4 Block 3 shall be subject to the R-3 Medium Density Residential District except as follows:

a. Minimum lot requirements:

PETE'S HILL PUD		
	Approved for Pete's Hill **Lots 1-14 Block 1** **Lots 5-11 Block 3** **Lot 1 Bock 4** **(Single Family Lots)**	**Approved for Pete's Hill** **Lots 15-30 Block 1** **Lots 1-3 Block 2** **Lots 1-4 Block 3** **(Twin Home Lots)**
Minimum Lot Area	Lot areas as depicted on the preliminary plat drawing on file with the City of Elko New Market dated 8/7/19	6,000 square feet per dwelling unit
Minimum Lot Width	Lot widths as depicted on the preliminary plat drawing on file with the City of Elko New Market dated 8/7/19	Lot widths as depicted on the preliminary plat drawing on file with the City of Elko New Market dated 8/7/19
Front Yard Setback	25'	25'
Garage Stall Requirements	Provide for location of 3-stall attached garage	Allow 2-stall attached garage
Cul-de-sac Maximum Length	600'	600'

Section 3. **Development Plans.** The plat shall be developed in accordance with the following plans. The plans shall not be attached.

a. Preliminary Plat drawing dated 8/7/19, prepared by Sathre-Berquist
b. Site Plan containing 2 sheets, dated 8/6/19, prepared by Sathre-Berquist
c. Construction Plans containing 24 sheets, dated 8/6/19, prepared by Sathre-Berquist
d. Storm Sewer Pollution Prevention Plan containing 3 sheets, dated 7/3/19, prepared by Sathre-Berquist
e. Stormwater Management Plan containing 186 sheets, dated August, 2019, prepared by AE2S
f. Hydroflow Storm Sewer Summary Report dated 8/7/19, prepared by AE2S
g. Tree Survey containing 6 sheets, dated 8/8/19, prepared by Sathre Berquist
h. Preliminary Landscape Plan containing 3 sheets, dated 8/19/19, prepared by Norby & Associates

Section 4. **Regulations.** The PUD must be maintained and comply with the following conditions:

a. Outlots A and B contain wetlands, natural environment features and wildlife habitat, and will be dedicated to the City to satisfy the park dedication requirements for the development;

b. Front home elevations must include stone or brick;

c. Wood shall not be allowed as an exterior building material;

d. There must be a unified architectural theme including design and color for the twin homes;

e. The development shall include construction of a walking trail leading from the development to the Pete's Hill Park trail system.

f. Additional trees shall be provided to separate the single-family portion of the development from the twin home portion of the development, as depicted on the landscaping plan dated 8/19/19.

Section 5. Section 11-28C-21 of the Elko New Market City Code is amended to add the following:

PUD-8: Pete's Hill, Ordinance No. 199

Section 6. 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 7. Effective Date. This ordinance shall be effective upon its passage by the City Council and the recording of the Pete's Hill final plat with Scott County.

PASSED AND ADOPTED this 22nd day of August, 2019, by the City Council of the City of Elko New Market.

CITY OF ELKO NEW MARKET

BY: _____
Joe Julius, Mayor

ATTEST:

_____
Thomas Terry, Acting City Clerk