

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
March 5, 2025, 7:00 PM**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

- 2. PUBLIC FORUM** - Individuals may address the commission about any item not contained on the regular agenda. A maximum of 15 minutes is allotted for the Forum. If the full 15 minutes are not needed for the forum, the commission will continue with the agenda. The commission will take no official action on items discussed at the Forum, with the exception of referral to staff for future report.

- 3. APPROVE AGENDA** - Planning Commission members may add items to the agenda for discussion purposes or staff direction only. The commission will not normally take official action on items added to the agenda.

- 4. CONSENT AGENDA** - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or individual so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

- 4.1** Approve the February 19, 2025 minutes.
1. Planning Commission Minutes 02-19-2025

5. PUBLIC HEARINGS

- 5.1** Rezoning, conditional use permit, variances, and preliminary plat for Sunset Bluff Subdivision located at 5995, 6045, 6105 Vicksburg Lane (Ron Clark Construction - 2025005)
1. Planning Commission Report
2. Applicant narrative and plans
3. Ordinance
4. Resolution - Finding of Fact
5. Resolution
6. Neighborhood comments
- 5.2** Review annual update to the zoning ordinance, zoning map, and city code (City of Plymouth - 2025006)
1. Ordinance amending Zoning Ordinance and Map
2. Ordinance amending City Code
3. Letter to Owners of the two "C-1" Properties
4. Letter to Owner of the "Rational Energies PUD" Property

6. NEW BUSINESS

7. ADJOURNMENT



To: Planning Commission

Prepared by: Lori Sommers, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Approve the February 19, 2025 minutes.**

1. Action Requested:

Motion to adopt the minutes.

2. Background:

The Planning Commission met on February 19, 2025.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Minutes 02-19-2025

Proposed Minutes Planning Commission Meeting February 19, 2025

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on February 19, 2025.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Bill Wixon, Josh Fowler, and Neha Markanda

COMMISSIONERS ABSENT: Kevion Ellis

STAFF PRESENT: Senior Planner Kip Berglund and Community and Economic Development Director Grant Fernelius.

Chair Boo led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

Motion was made by Commissioner Anderson and seconded by Commissioner Olson to approve the agenda. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on February 5, 2025.

Motion was made by Commissioner Fowler and seconded by Commissioner Wixon to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

Public Hearing

(5.1) Zoning ordinance text amendment request to allow tobacco or e-cigarette shops as a permitted use in the C-3 (highway commercial) zoning district (Heitham Zemam – 2025001)

Senior Planner Berglund presented the staff report.

Commissioner Olson asked if there is a limit on the number of tobacco shops, similar to the limit on the number of cannabis retailers.

Senior Planner Berglund replied that there is not currently a limit on the number of tobacco shops.

Commissioner Anderson asked why this is being considered.

Senior Planner Berglund replied that the applicant approached the city with this request, as he feels that the C3 properties would be able to accommodate this type of use based on other uses within the district.

Commissioner Markanda asked if there is comparative data from other communities.

Senior Planner Berglund replied that staff did not research a comparison of other communities, however, tobacco shops are a common permitted use within similar zoning districts in other communities.

Commissioner Olson asked why the city would not use a conditional use permit (CUP) rather than changing the zoning.

Senior Planner Berglund replied that a tobacco shop is a listed permitted use in C2 and C4, but the use is not listed as permitted or conditional within the C3 district therefore, a CUP would not be the appropriate tool, and a text amendment would be needed to allow that type of use. He clarified that tobacco sales can be an accessory use within the C3 district.

Chair Boo asked why tobacco shop was not included in the C3 district, noting that cannabis is also not allowed within C3.

Senior Planner Berglund stated that one of the criteria to consider whether cannabis sales would be allowed in a district was whether tobacco shops were allowed, therefore, the C3 district was not included for cannabis. He stated that he is unsure why tobacco shops were not listed as a permitted use in C3. He stated that it would seem to make sense to allow this use based on the other allowed uses within the district.

Commissioner Wixon referenced the statement that there are already 37 tobacco licenses in Plymouth and asked the benefit for the community by allowing additional products that are addictive in nature.

Chair Boo introduced the applicant, Heitham Zemam, who stated that he recognizes that while these businesses are essential to some adults, they should also be kept away from neighborhoods and schools. He stated that C3 is near the highway and would allow tobacco businesses to be in a better location where liquor stores are also allowed. He stated that expanding the use within the C3 district would allow a location for those businesses further from neighborhoods.

Commissioner Olson asked if the applicant owned other shops.

Mr. Zemam replied that he does own another shop, and he does want to open a shop in Plymouth. He stated that in his search for available properties, he was surprised to learn that the use was allowed in a district closer to neighborhoods but not along the highway and, therefore, applied for the text amendment as he felt that the highway location would be a better fit. He confirmed that his other location is similarly located in a commercial/highway area.

Commissioner Markanda asked if this use would still be allowed in C2 and C4.

Senior Planner Berglund replied that is correct, they would not take any uses away from other districts and would simply be adding this to C3.

Commissioner Markanda stated that she agrees that this use is better suited away from neighborhoods but noted that this would simply be an expansion of the use if it is not removed from other districts. She asked the types of vapes that would be sold.

Mr. Zemam replied that the shop would sell the vapes approved by the city and state. He stated that the store would focus more on tobacco products such as cigars and loose tobacco.

Commissioner Markanda asked if a flavored vape, which could be appealing to young people, would be sold.

Mr. Zemam replied that, as far as he is aware, the flavored vapes are allowed to be sold by the city. He noted that further supports his request to push these stores further from neighborhoods.

Commissioner Fowler asked if people coming into the store are age-verified when they enter the store or when they make a purchase.

Mr. Zemam replied that he asks for identification once people enter the store. He noted that at a gas station, anyone can enter the store, and tobacco products are sold.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Chair Boo commented that, on the surface, it would make sense that this use be allowed within the C3 district, and he did not understand why the use was not originally included. He stated that while it would sense to make more sense to remove the use from the neighborhood commercial district, that is not the question before them. He stated that while he also struggles with whether this is a business they want to promote, that is not the question before them.

Commissioner Fowler stated that you could say that tobacco sales go against the higher-level vision goals for the community, but if tobacco sales are already allowed as an accessory use in the district and within the C2 and C4 districts, it would make sense to add the use. He stated that whether there should be a limit on the number of tobacco licenses would be a separate discussion of the city council.

Commissioner Olson stated that she would support the request as this would provide visibility for a small business, and the business would be located in a commercial district. She stated that whether or not members of the commission would purchase the product is not part of the discussion.

Motion was made by Boo, and seconded by Commissioner Fowler, to recommend approval of the zoning ordinance text amendment to allow tobacco or e-cigarette shops as a permitted use in the C-3 (highway commercial) zoning district. With a vote of 4 ayes - 2 nays (Markanda and Wixon opposed), the motion carried.

It was noted that this item will move forward for review by the City Council at its March 11, 2025, meeting.

New Business

Community and Economic Development Director Fernelius provided an update on recent actions of the city council related to planning commission cases and other items of interest.

Adjournment

Chair Boo adjourned the meeting at 7:35 p.m.

To: Planning Commission

Prepared by: Lori Sommers, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Rezoning, conditional use permit, variances, and preliminary plat for Sunset Bluff Subdivision located at 5995, 6045, 6105 Vicksburg Lane (Ron Clark Construction - 2025005)**

1. Action Requested:

Review submitted information and make recommendations for a rezoning, conditional use permit, variances, and preliminary plat for Sunset Bluff Subdivision located at 5995, 6045, 6105 Vicksburg Lane.

2. Background:

Ron Clark Construction submitted a formal application for a rezoning, conditional use permit, variances, and preliminary plat.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Report
2. Applicant narrative and plans
3. Ordinance
4. Resolution - Finding of Fact
5. Resolution
6. Neighborhood comments

To: Plymouth Planning Commission

From: Lori Sommers, Senior Planner (763-509-5457)
Community and Economic Development Department

Subject: Ron Clark Construction
Rezoning, conditional use permit, variances, and preliminary plat for Sunset Bluff
Subdivision located at 5995, 6045, and 6105 Vicksburg Lane
2025005

Deadline: June 7, 2025

Summary

1. Rezoning from FRD (future restricted development) to RMF-1 (multiple family 1)
2. Conditional use permit to allow for single-family homes in a multiple family district,
3. Variances for front yard setback, and
4. Preliminary plat for the creation of 38 lots and one common lot.

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

Community and Economic Development Department Staff recommends approval of the rezoning, conditional use permit, variances, and preliminary plat subject to the conditions listed in the resolution.



Site Information

The property is zoned FRD (future restricted development) and guided LA-2 (living area 2) which allows residential at 3-6 dwelling units per acre.

Zoning and Land Use

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property(ies)	FRD	LA-2
North (across Chankahda)	PUD	LA-3
East (across Vicksburg)	RMF-3	LA-2
South	RMF-3	LA-2
West	FRD, RSF-3	LA-1, LA-2

School District

The site is in the Wayzata school district (#284).

Natural Characteristics of Site

This site is in the Elm Creek Watershed District. It does not contain any land within the Shoreland or Flood Plain Overlay District. The site contains 2.7 acres of exceptional and medium wetlands.

Previous City Actions Affecting Site

The three existing homes were built in 1978 and 1984.

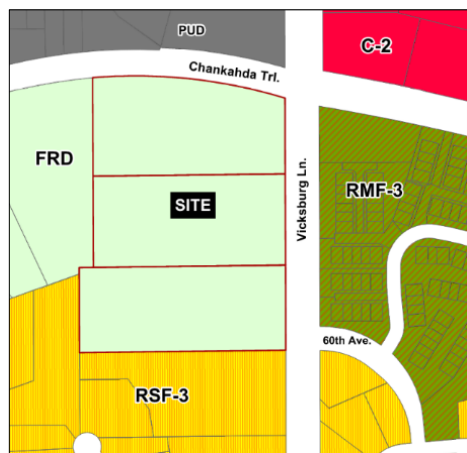
Analysis of Request(s)

The applicant is requesting approval of the following: rezoning, conditional use permit, variance, and preliminary plat to allow the construction of 19 single-family homes and 19 townhomes.

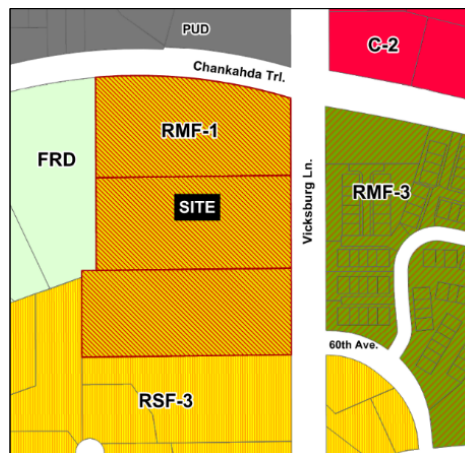
Rezoning

The applicant has proposed that the property be rezoned from FRD (future restricted development) to RMF-1 (multiple family 1) to allow 19 villas styled single-family homes and two four-unit townhomes, 2 three-unit townhomes and 1 five-unit townhome for a total of 19 townhomes. The multiple family district would accommodate the townhomes and would require a conditional use permit to allow the villa-styled single-family homes.

The proposed rezoning is in alignment with the 2040 Comprehensive Plan, which guides this site as LA-2 (living area 2), where the RMF-1 district is an allowed zoning district. The purpose of the FRD zoning district is to provide a holding zone until an application for development is made, at which time the City may rezone the property consistent with the Comprehensive Plan.



Existing Zoning



Proposed Zoning

Comprehensive Plan

The site is guided LA-2 on the city's land use plan. The LA-2 guiding designation specifies a minimum density goal of 3 dwelling units per acre and a maximum density of 6 dwelling units per acre for residential developments.

Density is based on net acreage. Although the overall site contains 15.8 acres, the site contains 11 net acres after the following areas are deducted:

Total Acres:	15.8 acres
Wetland:	2.7 acres
Wetland buffer:	2.1 acres
Total:	4.8 acres
Total Net Acres:	11.0 acres

Based on net acreage, this site should accommodate 33 to 66 dwelling units. The developer is proposing 38 dwelling units for the site, resulting in a density of 3.5 dwelling units per acre. The proposed density would be within the allowable density range specified by the comprehensive plan.

The land use chapter of the comprehensive plan lists single-family dwellings, two-family dwellings, townhomes, apartment complexes with up to 12 units per building, churches, schools, and recreational facilities as appropriate types of development in areas that are guided LA-2. The requested RMF-1 zoning is one of the corresponding zoning districts listed for property that is guided LA-2.

The intent of the LA-2 guiding designation is to provide opportunities for a variety of housing styles in order to respond to a need for smaller homes on smaller lots and serve various stages of the life cycle, including young adults and seniors.

Staff supports the requested rezoning from FRD to RMF-1, with the following findings:

1. The proposed density is consistent with the LA-2 guiding of the site.
2. The requested RMF-1 zoning is listed as an appropriate corresponding zoning district for LA-2-guided areas.
3. The proposal would result in a development that is compatible with the surroundings.
4. Adequate infrastructure would be provided to support RMF-1 zoning and the proposed development for the site.

Conditional Use Permit

Section 21375.07 of the zoning ordinance allows single-family detached homes as conditional uses. The applicant is proposing 19 villa-styled single-family homes as part of the proposed development. To approve a conditional use permit amendment, the City Council must make the following findings. The following findings are written for approval of the request. If the Planning Commission recommends denial, each of the following findings must be made by the Planning Commission for denial.

1. Would the conditional use permit (CUP), and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance and be consistent with the comprehensive plan?

Finding: Staff finds that the request is in harmony with the general purposes and intent of the Zoning Ordinance, where townhomes are a permitted use and single-family homes are a conditional use in the RMF-1 district, and consistent with the comprehensive plan.

2. Would the conditional use permit (CUP), and its resulting construction or project, promote and enhance the general public welfare and not be detrimental to or endanger the public health, safety, morals or comfort?

Finding: Staff finds that the request would not be detrimental to, or endanger, public health, safety, morals or comfort and would promote and enhance the general public welfare by providing needed housing options.

3. Would the conditional use permit (CUP), and its resulting construction or project, be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood?

Finding: Staff finds that the request would not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it diminish or impair property values within the neighborhood. The proposed project allows for the transition of single-family homes to a large wetland and wetland buffers to the villa-style single-family homes, then to townhomes along Vicksburg Lane. The mix of villas and townhomes blends with the existing surrounding residential neighborhoods.

4. Would the conditional use permit (CUP), and its resulting construction or project, impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

Finding: Staff finds that the request would not impede normal development and improvement of the surrounding property for uses in the district. The proposed development would take three properties from FRD (future restricted development) and complete the development at the southwest corner of Chankahda Trail and Vicksburg Lane. To accommodate any future development to the south of the proposed project, the applicant is providing right-of-way for a future roadway connection. The purpose of the FRD zoning district is to provide a holding zone until an application for development is made, at which time the City may rezone the property consistent with the Comprehensive Plan.

5. Have adequate measures been taken, or will be taken, to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets?

Finding: Staff finds that the request has provided sufficient on-site parking and guest parking as required by code. The site will have full access off Vicksburg Lane to align with 60th Avenue (high point of Vicksburg Ln.) and entrance into the Legacy Park neighborhood. The second access point will be a right-in, right-out access on Vicksburg Lane closer to the intersection of Chankahda Trail and Vicksburg Lane.

6. Would the conditional use permit (CUP), and its resulting construction or project, conform to the applicable regulations of the district in which it is located?

Finding: Staff finds that the request for the single-family villas would conform to the regulations of the RMF-1 (multiple family 1) district.

7. Would the conditional use permit (CUP), and its resulting construction or project, comply with the general and specific performance standards as specified by Section 21015 and the Plymouth Zoning Ordinance?

Finding: Staff finds that the request would comply with the general and specific performance standards of the zoning ordinance.

Site Plan

The zoning ordinance contains specific standards for approval of a site plan for development in the RMF-1 (multiple family 1) zoning district. Staff used these standards to review the proposal. The specific standards that apply are as indicated on the following table.

RMF-1 District Standards			
	Required	Proposed	Complies?
District Area Maximum	1 ac.	15.8 ac.	Yes
Lot Arrangement			
Villas			
Lot width Min.	55'	55'	Yes
Lot Size	6,000sf	10,320 – 39,604	Yes
Townhomes – base lot			
Lot width Min.	100	155'	Yes
Lot Size	10,000sf	65,742sf	Yes
Building Setbacks: Villas			
Front	25'	25'	Yes
Sides	8' living 6' garage	8' living 6' garage	Yes
Rear	25'	54'	Yes
Building Setbacks: Townhomes			
Front -	25'	20'	No*
Front – Arterial	50'	50'	Yes
Sides	25'	25'	Yes
Rear	40' between structures	53.7'	Yes
Building Height:			
Villas	35'	26'	Yes
Townhomes		27'	

* *Variance requested*

Variances

The applicant is requesting a variance to reduce the front yard building setback to 20 feet for two sets of townhomes, where 25 feet is specified. The proposed development would meet or exceed all other setback requirements. The plan indicates that the townhomes would have a 30-foot minimum driveway and provide for more distance from the rear of the buildings. Front yard setback reductions have been approved in a number of other developments, Elm Creek Meadows (2018) and Villas at Copper Creek (2015). The Planning Commission must review the variance request for compliance with the standards outlined in the ordinance.

Findings

In review of the request, staff finds that all the applicable variance standards would be met, as follows:

- 1) The requested variances, and resulting construction, would be in harmony with the general purposes and intent of the ordinance, and would be consistent with the city's comprehensive plan.
- 2) The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations, because:
 - a. The applicant proposes to use the property in a reasonable manner. The applicant is proposing multiple family homes in a multiple family district.
 - b. The request is due to circumstances unique to the property that were not created by the landowner. The applicant is working with the site elevations and constraints (wetlands, topography, roadway access restrictions).
 - c. The variances would not alter the essential character of the neighborhood as there are townhomes on the east side of Vicksburg Lane. The driveway length will still comply with the zoning requirements and there would not be a sidewalk on this side of the street.
- 3) The requested variances are not based solely upon economic considerations. The requested variances are due to the multiple unique site constraints of the property. The sites topography along Vicksburg Lane to the wetland on the west and Chankahda Trail to the north present challenges with buffer and setback requirements.
- 4) The variances, and resulting construction, would not be detrimental to the public welfare, nor would it be injurious to other land or improvements in the neighborhood. The applicant has stated that the proposed townhomes and villa homes would meet all the required setbacks for the zoning district.
- 5) The variances, and resulting construction, would not impair an adequate supply of light and air to adjacent properties, nor would it increase traffic congestion or the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood. The applicant has stated that will not impair light and air to adjacent properties, no increase in traffic congestion, no increase danger of fire, and would not endanger public safety and would not diminish property values in the neighborhood as the project is a mixture of single-family and multiple family homes.
- 6) The variance requested is the minimum action required to address the practical difficulties, to build a townhome product, the tuck under style garage is required by the existing site elevations and constraints and by reducing the front yard setback it increases the spacing between buildings to the side and rear setbacks.

Preliminary Plat

The applicant is requesting approval of a preliminary plat to subdivide the property into 38 lots and one common lot. The proposed lots meet the minimum lot size requirements in the RMF-1 zoning district. Lot width and depth requirements also meet the minimum requirements of the RMF-1 district.

Type	Type	Lot Size (Square Feet)
Villa	Single-family	10,320 – 39,604
Townhome	Multi-family	3,484 – 4,367
Common Lot	Open space	65,742

Sidewalks/Trails

Section 524.07 of the subdivision regulations requires that a sidewalk be installed along one side of all local streets. The applicant is providing a sidewalk within the development that would connect to the Trail along the west side of Vicksburg Lane. The applicant would be required to repair any trails or sidewalks that connect to the Plymouth Parks and Trails system if damaged during construction of the development. The resolution includes a condition that addresses this matter.

Street/Access

The site will have full access off Vicksburg Lane to align with 60th Avenue the entrance into the Legacy Park neighborhood. This area is the high point of Vicksburg Lane and would be most visible. The second access point will be a right-in, right-out access on Vicksburg Lane closer to the intersection of Chankahda Trail and Vicksburg Lane.

Tree Preservation

This development is subject to the City's tree regulations. The regulations require preservation of 50 percent of the caliper inches of significant trees for residential development sites, or reforestation and/or monetary restitution for any removal over 50 percent. The tree survey indicates a total of 3,740-caliper inches of eligible significant trees on the site. The applicant submitted a tree plan indicating that 3,007-caliper inches, roughly 80% would be removed from the total site. The proposed development would exceed the City's tree preservation regulations and would be required to pay restitution or do reforestation. The applicant is proposing to pay the \$62,920 restitution fee. The resolution includes a condition that addresses this matter.

Park Dedication

The comprehensive plan does not identify the need for additional park land acquisition on the subject site. As a result, the applicant is not required to dedicate park land to the city. The applicant is required to pay an equivalent cash fee in lieu of land dedication prior to recording the final plat. The city is authorized by statute to collect park dedication fees to support any additional demand for parks created by new development. The city has studied this demand and concluded that new projects generally create additional park demand of approximately \$8,000 per unit. For this project, that would be a total of \$304,000. Staff has reviewed this individual project and believes this project will generate similar types and quantities of new demand as

assumed in the city's study. Staff does not believe there needs to be any adjustment made to the amount of park dedication fees. The resolution includes a condition that addresses this matter.

Wetland and Stormwater

The plat is subject to the City's wetland delineation and buffering regulations. An exceptional and medium-quality wetland lies on the west side of the property. The applicant is not proposing to fill or impact the wetland. The zoning ordinance requires that natural buffer strips be provided adjacent to wetlands to protect them. For exceptional-quality wetlands, the ordinance requires a buffer strip averaging 75 feet in width from the wetland edge, together with a 15-foot structure setback from the edge of the buffer. For medium-quality wetlands, the ordinance requires a buffer strip averaging 30 feet in width from the wetland edge, together with a 15-foot structure setback from the edge of the buffer. With identifying the required wetland buffer monuments, the proposal would comply with City regulations pertaining to buffer strips and setback from the buffer strip. The attached resolution addresses this matter.

The City requires that storm drainage systems be designed so the post-development rate of runoff from a site does not exceed the pre-development rate. Additionally, the City requires treatment of storm water runoff before it enters the drainage system. The proposed development includes a new stormwater management basin at the northwest corner of the site.

Level of Discretion in Decision-Making

The City has a relatively high level of discretion in approving or denying a rezoning application. This is because the rezoning of land is also a "quasi-legislative" action (enactment of policy). The zoning ordinance and map are the enforcement tools used to implement the goals and standards set by the comprehensive plan. The proposed zoning for a property must be consistent with the comprehensive plan.

The city's discretion in approving or denying a conditional use permit amendment is limited to whether the proposal meets the standards listed in the zoning ordinance. If it meets the specified standards, the city must approve the conditional use permit. However, the level of discretion is affected by the fact that some of the standards may be open to interpretation.

The City's discretion in approving or denying a preliminary plat is limited to whether or not the proposed plat meets the standards outlined in the subdivision regulations and zoning ordinance. This is because preliminary plat review is a "quasi-judicial" action (enforcement of established policy). If a preliminary plat application meets the standards, the city must approve the preliminary plat.

The city's discretion in approving or denying a variance is limited to whether or not the proposal meets the standards for a variance. The city has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

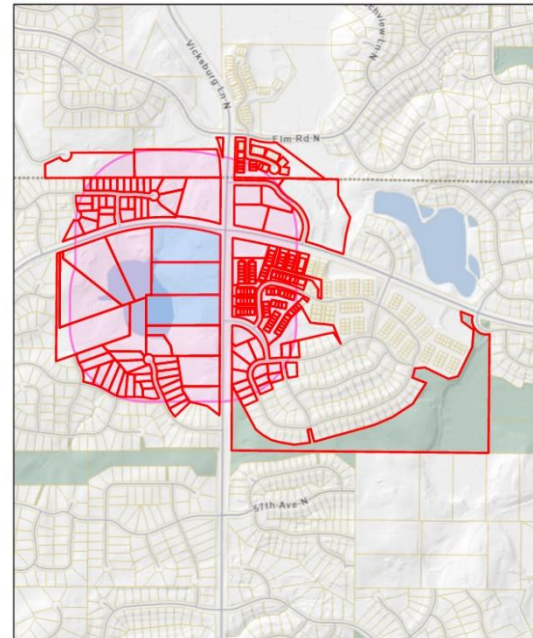
Public Notice

Notice of the public hearing was mailed to all property owners within 750 feet of the site. Staff also placed signage on the site which included notice of the application.



Hennepin County Locate & Notify Map

Date: 2/4/2025



Buffer Size: 750

Map Comments:

0 205 410 820 Feet
A scale bar with markings for 0, 205, 410, and 820 feet.

Friday February 21, 2025 update

Kip Berglund & Lori Sommers
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

RE: Sunset Bluff Villas and Townhomes,

Ron Clark Construction is proposing a neighborhood consisting of single-family rambler style villa homes (Villas) and two-story Row Townhomes on the 15.8-acre property, which currently includes 3 single-family homes in the southwest corner of Vicksburg Lane and Chankahda. The 3 single-family homes are located at 5995, 6045 & 6105 Vicksburg Lane No.

The proposed For-Sale neighborhood would have nineteen (19) detached Villa Homes and nineteen (19) Row Townhomes. Each home will include at least a 2-car garage, with additional parking for a minimum of 2 cars in each driveway, as well as approximately 20 guest parking spots available on the public street. The project will have sidewalk (on the Villa side), driveways, yards and open spaces maintained by the Homeowners Association (HOA).

The site is bordered by Vicksburg Lane to the east, Chankahda Trail on the north, and the large wetland to the west. The overall goal is to integrate the new housing into the existing natural elements of the site, while creating a neighborhood that complements the surrounding residential areas. The mix of Villas and Townhomes aligns with the existing residential landscape, with higher-density Townhomes across Vicksburg to the east, an Apartment and Commercial area to the north and predominantly Single-Family homes to the south and west. The maintenance-free, main-level living design is in high demand among current Plymouth residents seeking a 'Lifestyle-Focused' option while remaining in Plymouth near their children and grandchildren. This empty nester style product also, through them selling their existing homes, grants access to young families aspiring to raise their children within the high-quality Plymouth area schools.

The Townhomes along Vicksburg allow for buffering of the major road and will offer a more affordable price point than the Villa Homes. They allow for main floor living with deck & porch facing the street above the garage, while also being able to walk out from the main level onto a patio at the rear of the home, which fits in well with the slope of the land. The Villa homes will all be single-story with walkout lower levels backing up to the current large wetland and newly built water quality pond in the northwest corner of the site. Due to the multiple site constraints of Vicksburg Lane to the east, Chankahda Trail on the north, and the large wetland to the west,

along with the elevation drop of about 55 feet from the Vicksburg entrance to the pond, the overall design has limited flexibility to create a functioning high quality neighborhood and allow for a loop road for dual access to Vicksburg at 60th and with the right-in, right-out access to the northeast. The neighborhood will benefit from a streamlined approach with a single developer, a single builder, and a unified homeowners association. This ensures that the project's completion and maintenance align with the approved design.

Comprehensive Guide Plan: The site currently is and will remain designated for Low-Density Residential use, LA-2 (3-6 units per acres) which is consistent with the existing Comprehensive Plan. This consistency with the Comp Plan was discussed with staff even before we purchased the property and is a key component of our proposed Project.

Zoning Change: The current zoning for the site is FRD – Future Restricted Development and is has three existing single-family homes. The proposed zoning change would reclassify the property to RMF-1. The purpose of the RMF-1 District is to expand life cycle housing options in Plymouth by allowing for a variety of attached dwelling unit types, as well as directly related complementary uses. This zoning accommodates our Townhomes and also permits Single-Family detached dwellings with a Conditional Use Permit for the empty nester detached Villa Home portion of the neighborhood. The density we are requesting is 3.5 units per net acre. The project will also increase the tax value for the city significantly. The market value of the three existing properties is \$2,045,500, while this new Villa/Townhome neighborhood will have a projected value for the 38 homes of approximately \$40,000,000 once completed.

To create this Townhome/Villa neighborhood, we have the following applications included:

- 1) Rezoning Application – FRD – Future Restricted Development to RMF-1 District
- 2) Preliminary Plat for 19 detached Villas, 19 Townhomes and 1 common lot
- 3) Conditional Use Permit for Single Family Detached Villas in the RMF-1 District
- 4) Request for a minor variance to allow 2 of the townhome buildings to have a front lot setbacks of 20 feet vs. 25 feet, this will still allow for a minimum of a 30 foot driveway but will allow for the rear corners of the buildings to be 10 farther apart and allowing for additional landscaping and screening which creates a better back yard.

Wetland Area

We have an approved wetland delineation for the site. We are impacting a de-minimis area (583 sq ft) near the Chankahda Trail storm water outlet and this has also been approved. We have also received approval from the Corp of Engineers to affect less than 150 feet of the tributary between the Wetland outlet and Chankahda Trail. The plan has been designed with the additional

buffer requirements related to the steeper slopes along the wetland, the minimum wetland buffer is 100 feet, nearly double the normal wetland buffer.

Concept plan comments from Staff

We provided an initial concept plan for staff last fall and then an updated version again in early January to determine if we were on the right path with the site design. We received comments from various departments and feel we have addressed most of those comments. We also received additional DRC comments after formal submission, all those comments have been responded to and any required updated drawings were provided

Development Recap:

1) Setbacks

- a. The project is requesting a setback variance for Townhome lots 12 through 20, to allow for a 20-foot front yard setback. This change still allows for a minimum of a 30-foot driveway but allows for more distance between the corners of the buildings and allows for additional landscape and screening which creates a better back yard. The site constraints do not allow us to solve this without the variance.
- b. No other setback variances are being requested.

2) Stormwater impact

- a. See included stormwater report and compliance with both City and Watershed District requirements.
- b. The current design coordinates with the upgraded outlet structure that the city is working on at the north end of the pond.

3) Buildable area of site

- a. Total Site Area = 15.8 ac with 2.7 ac of Wetland and 2.1 acres of Wetland Buffer
- b. Buildable Area of Site = 11.0 ac
- c. Density on buildable area = $38 \text{ units} / 11.0 \text{ ac} = 3.5 \text{ units/acre}$

4) Lighting

- a. The site will have street lighting at the intersections and a few other areas.
- b. The homes will have soffit or wall sconce exterior lighting on the front of the garage, controlled by a photocell to create a welcoming environment.

5) Parking for visitors

- a. All driveways can accommodate two (2) or more cars for guests, plus each Villa & Townhome has two (2) car garage and residents are required not to store anything in the garage that would restrict them from being able to park 2 cars internally.
- b. Additional guest parking is also available on the public street, this will accommodate at least 20 cars.
- c. The Public Street will be a city standard 28 foot back-to-back, which allows for parking on one side. Driveways are a minimum of 20 feet wide at the garage, easily allowing 2 cars to park in each driveway.
- d. The Minimum distance from the back of curb to the face of garage is 30 feet.

6) Tree Removal and Replacement Plan

- a. A Tree Removal and Replacement Plan is provided with our proposal. Our landscape architect has worked closely with the city staff to form an acceptable plan that complies with and/or exceeds the minimums of the City Tree Ordinance.
- b. We will be paying for the portion of the tree replacement as we are unable to fit all the required trees in the non-buffer areas.

7) Landscaping Plans and Screening

- a. A fully designed landscaping plan is provided with our application.
- b. We will provide a 4-foot-high fence along the first 300 feet of the south property line, where the neighbor's property is higher than ours as shown on the plans.
- c. The area behind the Villa Homes, even though owned by the resident, will have a Buffer Easement and signage placed on that area to ensure wetland & buffer protection compliance.

8) Lot sizes and building footprint coverage

- a. See the attached Preliminary Plat showing the individual lot sizes for each home.
- b. Each lot meets the minimum 55-foot width at the building setback.

Housing and Architecture: The single-family detached Villa Homes will be planned and designed to fit into the existing neighborhood while introducing a desirable housing style not currently prevalent in Plymouth. We are planning a mix of home designs that range between 2,500 and 3,600 square feet. The home designs will offer two car-plus garages, sunrooms, porches, and decks, with a variety of internal floorplans and exterior styles. The overall Architecture is still in the development stage, but we have provided visual examples, and if you

look at our current and past projects you will get a sense of the quality of the homes and the variety of the exterior designs. The Townhomes will be a raised rambler style, featuring a guest suite and storage on the garage level, with the primary living area above that. The main floor of the townhomes will be very similar to the main floor of the Villas, with the primary bedroom suite, kitchen, dining, deck and/or porch, laundry, study and Great Room all on that floor.

Homeowners Association (HOA): A Homeowners Association will be planned for the neighborhood. The Association will maintain each home's lawn care and snow removal along with maintaining all common area landscaping and the monument. With the Buffer Easement in place, the Homeowners Association, coupled with the city's monitoring rights, will ensure this area is properly maintained in the future.

Development Team:

Project Architect – Whitten Associates, Inc. – Tim Whitten and Heather Maanum

Project Engineer – Campion Engineering - Marty Campion

Developer and Builder – Ron Clark Construction – Mike Waldo and Landon Wittenberg

What is the proposed project? Explain what you're doing and why you need a conditional use permit.

The proposed For-Sale neighborhood would have nineteen (19) detached Villa Homes and nineteen (19) two-story Row Townhomes. With the unique nature of the site, it has a demand for a mix of townhomes along the main road (Vicksburg Lane) and Villas along the wetland. The purpose of the RMF-1 District is to expand life cycle housing options in Plymouth by allowing for a variety of attached dwelling unit types, which this proposal will do, but to accomplish it we need the CUP for the detached Villas.

How does the use, and associated conditional use permit, comply with, and effect, the Plymouth Comprehensive Plan?

The proposed mix of home styles meets the Low-Density Residential use, consistent with the existing Comprehensive Plan, while falling well within the overall density requirement with only 2.9 units/acre.

Explain how the establishment, maintenance, or operation of this conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.

The RMF-1 District is to expand life cycle housing options in Plymouth by allowing for a variety of attached dwelling unit types, which this proposal will do. We believe not only will this development enhance the general public welfare, but supports and aligns well with the City of Plymouth's Comprehensive Plan Vision Statements.

Explain how the conditional use permit would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The mix of Villas and Townhomes aligns with the existing residential landscape, featuring higher-density Townhomes across Vicksburg to the east and predominantly Single-Family homes to the south and west. This transition of housing products integrates well with the surrounding area and will not impact their use and enjoyment. In fact, the lower density Villas will have significantly less impact than a full density Townhome development.

Explain how the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

With the proposed neighborhood being at the intersection of Vicksburg and Chankahda, this proposal will complete the development of the northwest corner, except for the possible development of the small parcel just to the south of the site. To accommodate any future potential development of that parcel, we are providing a road connection and right-of-way (ROW) for connection in the future if they so desire.



Explain how adequate measures have been, or will be, taken to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets.

The loop street design will provide easy ingress and egress from all the lots. Each home will have at least 2 parking spaces within the garage and an additional 2 spaces in each driveway. Additionally, there will be at least 20 on-street parking spaces available for guest parking.

Will the conditional use conform to the applicable regulations of the district in which it is located?
Explain.

Yes, the Single Family Detached Villas will conform to all the requirements of the district.

Does the conditional use comply with the general and specific performance standards as specified by Section 21015 and the Plymouth Zoning Ordinance?

Yes, we believe it does.



What is the proposed project? Explain what you're doing and why you need a variance.

The proposed For-Sale neighborhood would have nineteen (19) detached Villa Homes and nineteen (19) two-story Row Townhomes. With the unique nature of the site, it has a demand for a mix of townhomes along the main road (Vicksburg Lane) and Villas along the wetland. We are requesting a variance to reduce the Townhome Structure Front Yard Setback from 25 feet to 20 feet, only on buildings 3 & 4. This variance is necessary due to the multiple site constraints limiting the reasonable depth for each TH and rear yard space. The elevation of the Villas in order to preserve the Wetland does not allow us to move the stre

Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the comprehensive plan? Explain.

The proposed mix of home styles meets the Low-Density Residential use, consistent with the existing Comprehensive Plan, while falling well within the overall density requirement of 3-6 units per acres, the project has only 3.5 units/acre.

Would the variance, and its resulting construction or project, be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood? Explain.

No, this project will not be injurious to other land or improvements in the neighborhood. We believe not only will this development enhance the general public welfare, but supports and aligns well with the city of Plymouth's Comprehensive Plan Vision Statements. The driveways will still be 30 feet from the garage door to back of curb which functions very well.

Would the variance, and resulting project, impair an adequate supply of light and air to adjacent properties, substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood? Explain.

No, this project will not impair an adequate supply of light and air to adjacent properties, has no increase in traffic congestion on the public street, no increase the danger of fire, no endanger the public safety and it enhances not diminishes the property values within the neighborhood.

Explain the "practical difficulties" present by answering the following questions:

Is the variance the minimum action required to address or alleviate the practical difficulties? Explain.

Yes, in order to build a townhome product, with a tuck under style garage as required by the site elevations and constraints this variance is necessary to alleviate the practical difficulties. By reducing our front yard setback by 5 feet and thereby increase the spacing between the buildings, with the change we are still able to maintain the standard minimum side yard and rear yard setbacks.

Do you plan to use the property in a reasonable manner, permitted by the Zoning Ordinance? Explain.

Yes, the proposed use falls within the permitted RMF-1 Zoning District. The purpose of the RMF-1 District is to expand life cycle housing options in Plymouth by allowing for a variety of attached dwelling unit types, which this proposal will do, but to accomplish we request the variance for the Townhomes.



Would the variance, if granted, alter the essential character of the locality?

No, the variance would not alter the essential character of the locality. The Driveway is still 30 feet from face of garage to back of curb and there is no sidewalk on this side of the road to conflict with, so that leaves plenty of parking room in the driveways.

Is the variance request based exclusively upon economic considerations? Explain.

No, the variance requested is based on with the site constraints from Vicksburg on the east, large wetland on the west, and Chanakada on the north there is no other way to provide a reasonable distance between the rear of these 2 townhomes and create the loop road needed for public safety. This also allows for a more reasonable back yard for each home.

Is the difficulty due to circumstances unique to the property and was the issue created by the property owner? Explain.

yes, the difficulty is due to the multiple site constraints that are unique to this property, the verticle drop from Vicksburg on the east to the large wetland on the west and to Chnakada on the north, each of these 3 borders required 50-100 buffers/stebacks compaired to a normal 25-30 foot rear yard setback. The loss of area is made even more difficult because of the large slope from Vicksburg to the Wetland which limits any design flexibility we would normally have had. No issue was caused by owners





NO.	DATE	BY	DESCRIPTION
REVISIONS			


**CAMPION
ENGINEERING
SERVICES, INC.**

PO BOX 41486
 PLYMOUTH, MN 55441
 PHONE: (763)486.3799
 EMAIL: MCAMPION@CAMPIONENG.COM

● Civil Engineering ● Land Planning

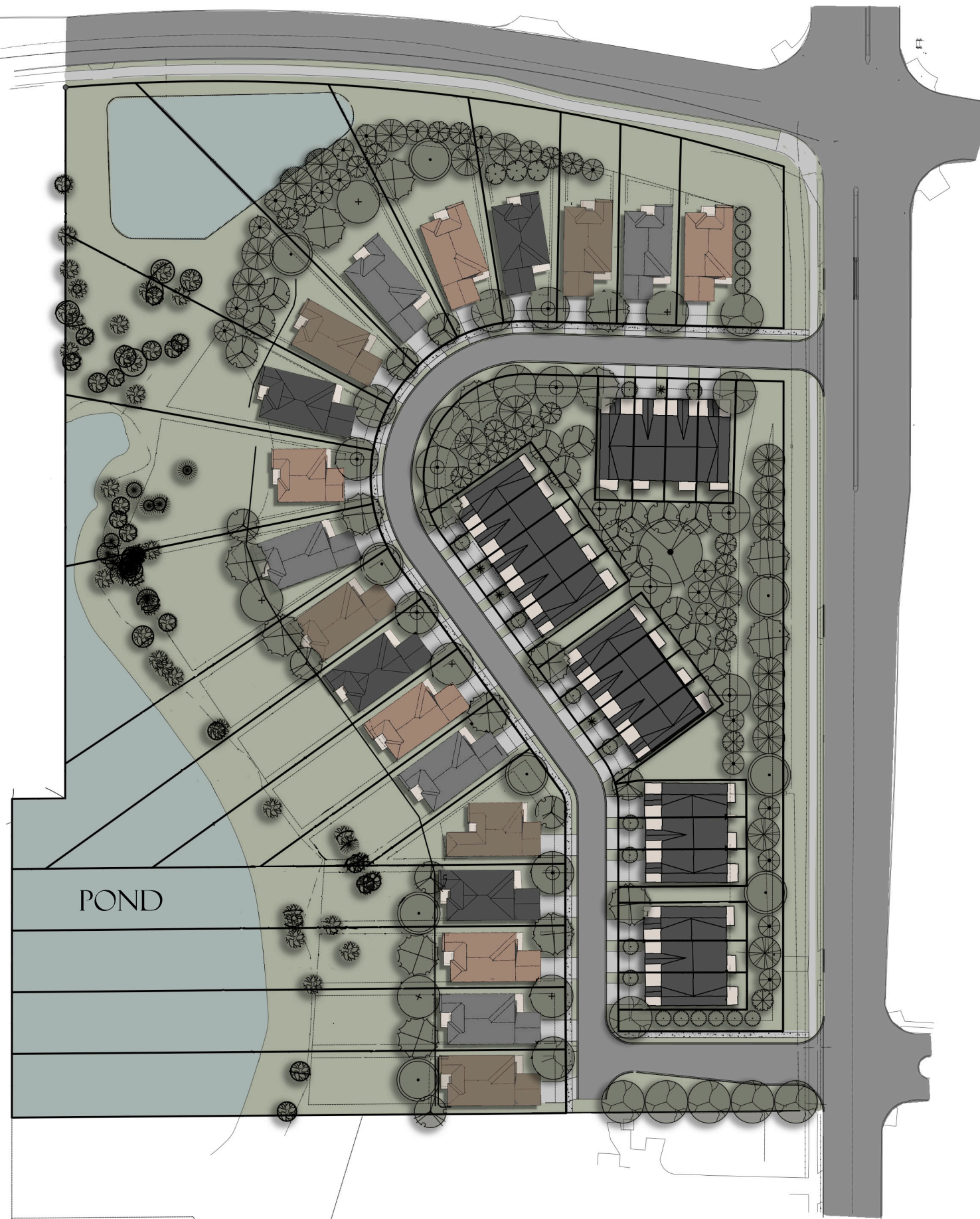
I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion - Lic. # 19901 Date: _____

SUNSET BLUFF
RON CLARK
PLYMOUTH, MN

PRELIMINARY PLAT	PROJECT NO: 23-027
SHEET NO. 4 OF 15 SHEETS	DATE: 01/24/2025

SITE PLAN
SCALE: 1" = 100'-0"



1.28.25

Plot Date & Time:

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002

TOLL FREE 1-800-252-1166

SUNSET BLUFF
PLYMOUTH, MN

PROJECT DIRECTORY

OWNER:

RON CLARK CONSTRUCTION
MIKE WALDO
7500 WEST 78TH ST.
EDINA, MN 55439
PHONE: 952.947.3037
EMAIL: MWALDO@RONCLARK.COM

ENGINEER:

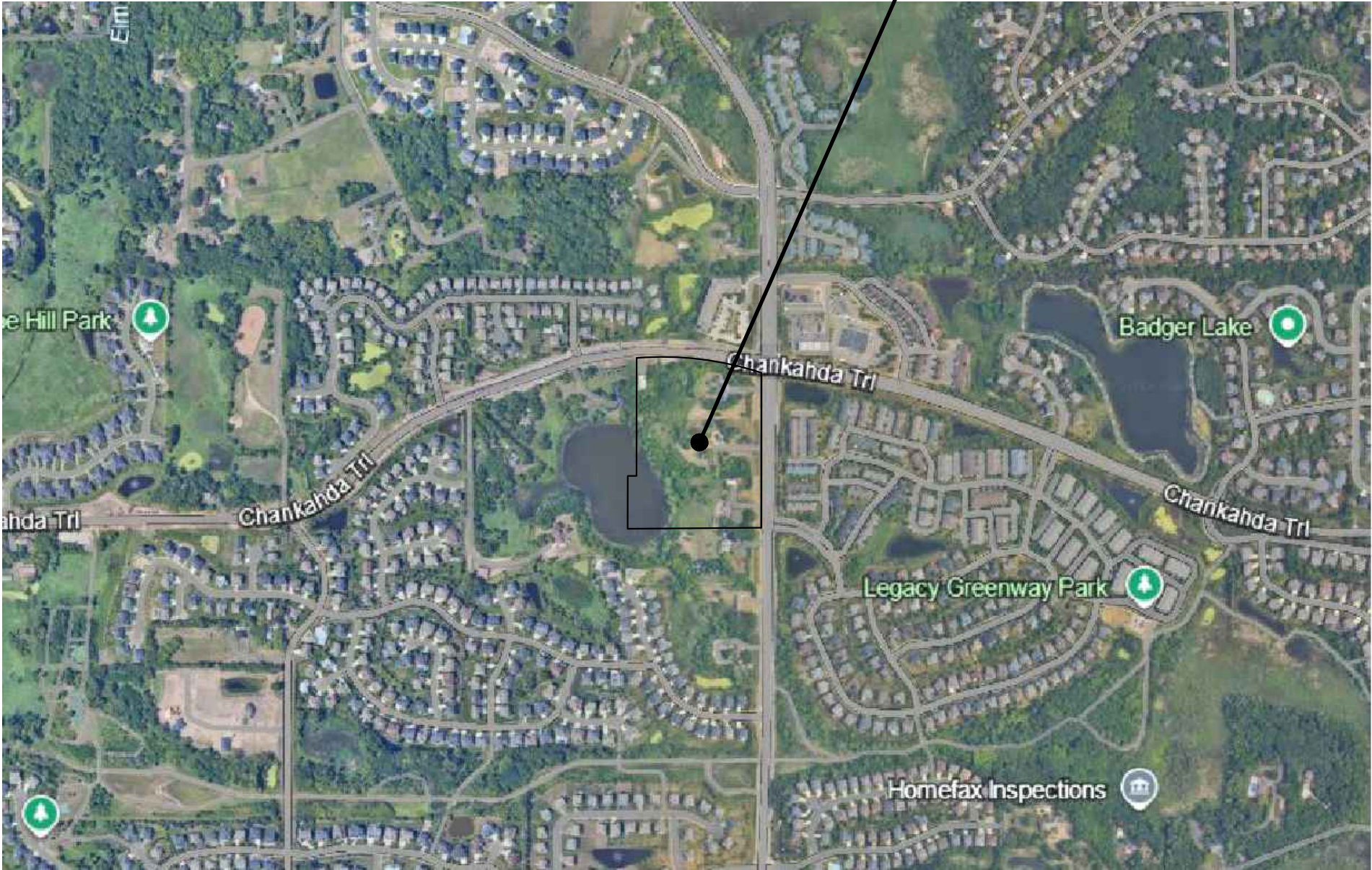
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
P.O. BOX 41486
PLYMOUTH, MN 55441
PHONE: 763.486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

SURVEYOR:

WESTWOOD
MATT HALLS
12701 WHITEWATER DR, SUITE 300
MINNETONKA, MN 55343
PHONE: 763.486.7322
EMAIL: MATT.HALLS@WESTWOODPS.COM

LEGEND

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EASEMENT LINE
	SETBACKS
	DELINEATED WETLAND EDGE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	FENCE
	OVERHEAD POWER LINE
	UNDERGROUND ELECTRIC
	CULVERT
	SOIL BORING
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN
	WATER GATE VALVE
	HYDRANT
	EXISTING TREE LINE
	INLET PROTECTION
	ROCK CONSTRUCTION ENTRANCE
	SILT FENCE



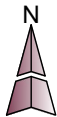
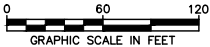
PROJECT LOCATION

GOVERNING SPECIFICATIONS:

1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS. (LATEST EDITION)
3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
4. CITY OF PLYMOUTH STANDARD SPECIFICATIONS & DETAILS.

INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	CERTIFICATE OF SURVEY/EXISTING CONDITIONS
3.	DEMOLITION PLAN
4.	PRELIMINARY PLAT
5.	SANITARY SEWER & WATERMAIN PLAN
6.	STREET & STORM SEWER PLAN
7.	GRADING PLAN
8.	STORM WATER POLLUTION PREVENTION PLAN
9.	TREE INVENTORY PLAN
10.	TREE PRESERVATION & RESTORATION PLAN
11.	DETAILS
12.	DETAILS
13.	DETAILS
14.	DETAILS
15.	DETAILS



CAMPION
ENGINEERING
SERVICES, INC.

- Civil Engineering
- Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion --Lic. # 19901 Date:

SUNSET BLUFF
RON CLARK
PLYMOUTH, MN

COVER SHEET

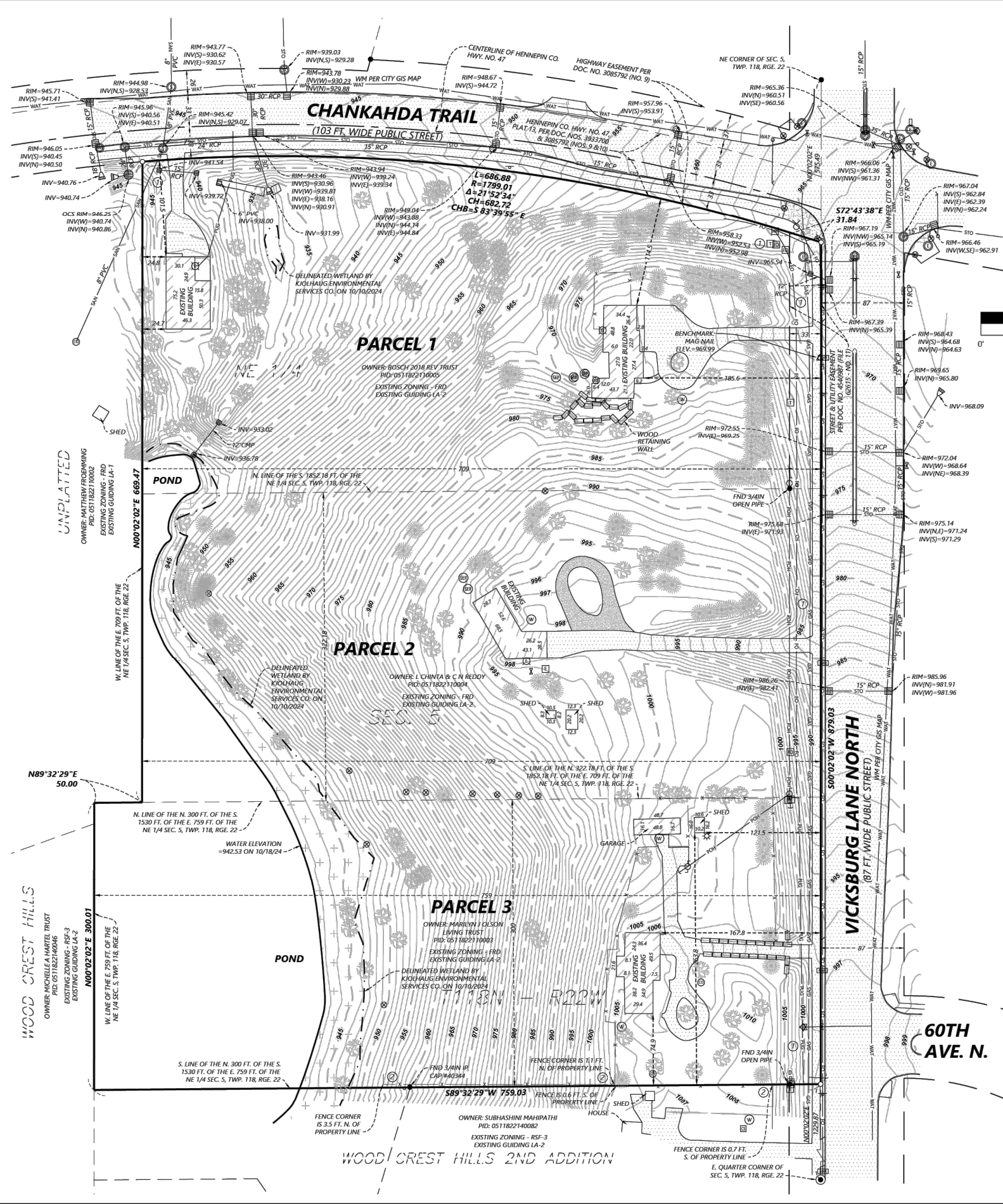
PROJECT NO:

23-027

SHEET NO. 1 OF 15 SHEETS

DATE: 01/24/2025

C:\Users\lkr-co\OneDrive\2023\23-027 Ron Clark\DWG\1 COVER SHEET.dwg



LEGAL DESCRIPTION - PARCEL 2

The following information was provided in CHB Title, LLC as agent for Old Republic National Title Insurance Company File Number 62613 which has an effective date of October 21, 2024:

The North 322.18 feet of the South 1852.18 feet of the East 709 feet of the Northeast 1/4 of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota.

SCHEDULE B SECTION 2 ITEM NOTES

The following notes correspond to the numbering system of Schedule B , Section 2 of the above mentioned title commitment. Items 1-8 & 10-11 are not survey related and are not addressed hereon.

9. Rights of the public in and to that portion of subject property used for road purposes (Vicksburg Ln N). -VICKSBURG LANE N. AS SHOWN HEREON.

LEGAL DESCRIPTION - PARCEL 3

The following information was provided in CHB Title, LLC as agent for Old Republic National Title Insurance Company File Number 62614 which has an effective date of October 21, 2024:

The North 300 feet of the South 1,530 feet of the East 759 feet of the Northeast 1/4 of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying North of the South 1,852.18 feet thereof and South of the center line of County Road No. 47.

SCHEDULE B SECTION 2 ITEM NOTES

The following notes correspond to the numbering system of Schedule B , Section 2 of the above mentioned title commitment. Items 1-8 & 10-11 are not survey related and are not addressed hereon.

9. Rights of the public in and to that portion of subject property used for road purposes (Vicksburg Ln N). -VICKSBURG LANE N. AS SHOWN HEREON.

LEGAL DESCRIPTION - PARCEL 1

The following information was provided in CHB Title, LLC as agent for Old Republic National Title Insurance Company File Number 62615 which has an effective date of October 21, 2024:

That part of the East 709 feet of the Northeast 1/4 of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying North of the South 1,852.18 feet thereof and South of the center line of County Road No. 47.

SCHEDULE B SECTION 2 ITEM NOTES

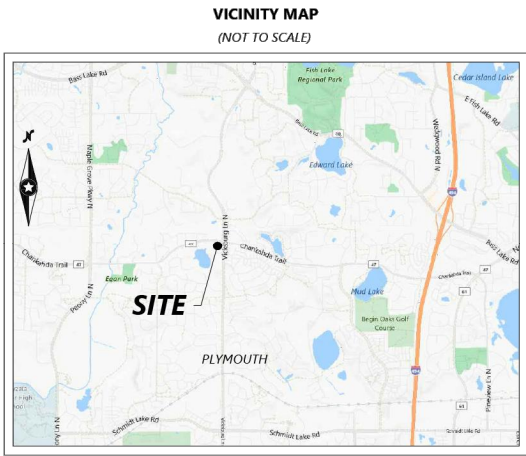
The following notes correspond to the numbering system of Schedule B , Section 2 of the above mentioned title commitment. Items 1-8 & 12-13 are not survey related and are not addressed hereon.

9. Terms and conditions of Easement for highway purposes, in favor of County of Hennepin, as created in document filed September 30, 1957, as Document No. 3085792. -SAID EASEMENT IS SHOWN HEREON.
10. Subject to Hennepin County Highway No. 47, Plat 13, filed February 29, 1972, as Document No. 3933700. -SAID EASEMENT IS SHOWN HEREON.
11. Terms and conditions of Easement for street and utility purposes, in favor of City of Plymouth, as created in document filed January 30, 1980, as Document No. 4540987. -SAID EASEMENT IS SHOWN HEREON.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment.

- ① Private and/or public utility lines serving adjacent properties cross the subject property outside of an easement.
- ② Fences lie on or near property boundaries, the surveyor is not aware of the ownership or maintenance responsibilities for these fences.



LEGEND

⑤	SANITARY MANHOLE	Ⓜ	FIBER OPTIC PEDESTAL
⑥	SEWER CLEANOUT	Ⓜ	NATURAL GAS METER
⑦	SEPTIC COVER	Ⓜ	STEEL/WOOD POST
⑧	STORM MANHOLE	Ⓜ	SIGN
⑨	CATCH BASIN	Ⓜ	MAIL BOX
⑩	FLARED END SECTION	Ⓜ	CONIFEROUS TREE
⑪	CATCH BASIN MANHOLE	Ⓜ	DECIDUOUS TREE
⑫	CULVERT	Ⓜ	GAS LINE
⑬	HYDRANT	Ⓜ	SAN — SANITARY SEWER
⑭	GATE VALVE	Ⓜ	STO — STORM SEWER
⑮	CURB STOP BOX	Ⓜ	WAT — WATERMAIN
⑯	WELL	Ⓜ	FO — FIBER OPTIC
⑰	ELECTRIC BOX	Ⓜ	X — FENCE LINE
⑱	ELECTRIC METER	Ⓜ	— CURB & GUTTER
⑲	ELECTRIC MANHOLE	Ⓜ	— CONCRETE SURFACE
⑳	GUY WIRE	Ⓜ	— BITUMINOUS SURFACE
㉑	POWER POLE	Ⓜ	— GRAVEL SURFACE
㉒	TRAFFIC SIGNAL-NO ARM	Ⓜ	— DELINEATED WETLAND (BY OTHERS)
㉓	TRAFFIC SIGNAL ARM	Ⓜ	● CAST IRON MONUMENT (SEE LABEL)
㉔	TELEPHONE BOX	Ⓜ	● FOUND MONUMENT (SEE LABEL)
㉕	HAND HOLE/JUNCTION BOX	Ⓜ	○ SET MONUMENT - LS 53596
㉖	CABLE TV BOX	Ⓜ	

TABLE A OPTIONAL ITEM NOTES

1. Property corner markers have been found or placed as shown hereon
2. The addresses of the surveyed properties are 6105, 6045 & 5995 Vicksburg Lane North, Plymouth, MN 55446.
3. The subject property appears to lie within Zone "X", Area of Minimal Flood Hazard, according to FEMA Flood Insurance Rate Maps Community - Panel Numbers 27053C0178F & 27053C0190F which have an effective date of 11/4/2016.
4. The subject property contains 687,263 sq. ft. or 15.777 acres, more or less. Net Area (Gross-Wetlands) = 13.141 acres.
5. Elevations and ground contours shown hereon are based on the NAVD88 (NAD83) relative to Benchmark: MNDOT 2785CY, which has an elevation of 981.74 feet. (NOT SHOWN ON SURVEY)
- 6(a). There were no Zoning Reports or Letters provided by the title company, client or owner.
- 6(b). There were no Zoning Reports or Letters provided by the title company, client or owner.
8. The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
9. The subject property contains 0 parking stalls.
13. Names of adjoining owners are shown according to the Hennepin County GIS Map.

GENERAL NOTES

1. Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD 83 - 2011 Control Adjustment).
2. Lengths of lines and distances between features are measured in US-Survey Feet.

SURVEYOR'S CERTIFICATION

To: Marilyn J. Olson Living Trust, Christopher J. Bosch and Kathleen M. Ringel-Bosch, as Trustees of the Bosch 2018 Revocable Trust, Leelavathi Chinta and Chinta Narisi Reddy, as joint tenants, R.E.C., Inc. and CHB Title, LLC, as agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 8, 9 and 13 of Table A thereof.

The fieldwork was completed on 10/18/2024.

Date of Map: 12/04/24

Mathew J. Welinski
License No. 53596
email address: Matt.Welinski@westwoodps.com

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 60'
VERTICAL SCALE: _____

INITIAL ISSUE: 12/03/2024
REVISIONS: _____

PREPARED FOR:

RON CLARK
CONSTRUCTION

PLYMOUTH VICKSBURG LANE
PLYMOUTH, MN

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite 8300
Fax (852) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.
TITLE ENGINEERING FIRM REGISTRATION NO. 117756
TITLE ENGINEERING FIRM REGISTRATION NO. 10074301

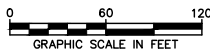
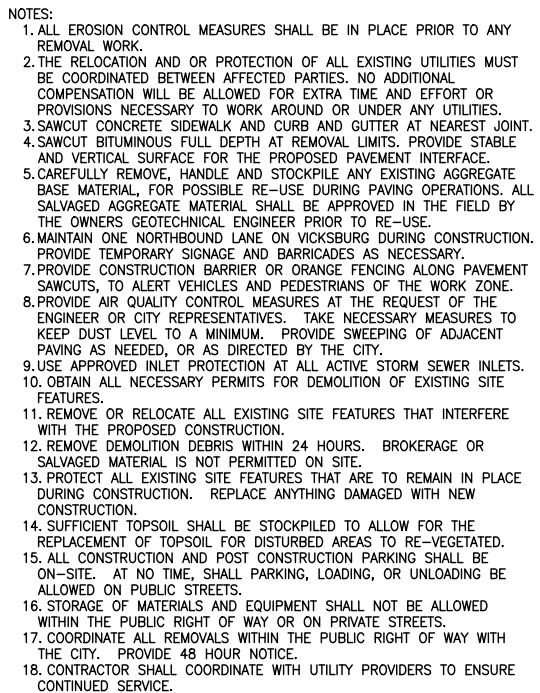
ALTA/NSPS
LAND TITLE &
TOPOGRAPHIC SURVEY

SHEET NUMBER:

2 OF

Page 31 of 185

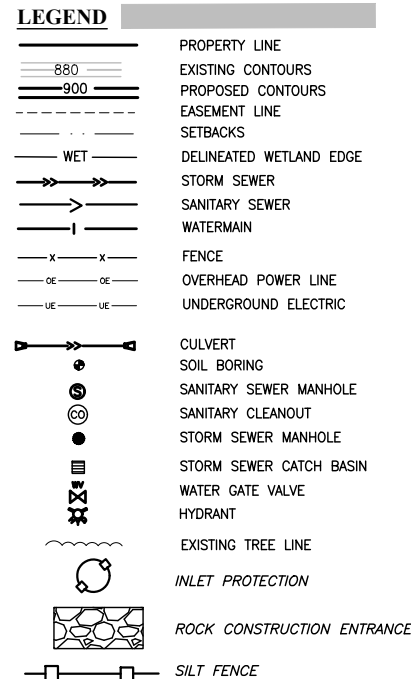
PROJECT NUMBER: 0053206.00



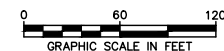
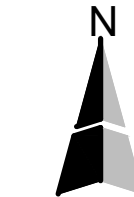
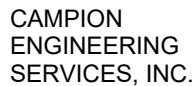
DEMOLITION PLAN	PROJECT NO: 23-027
SHEET NO. 3 OF 15 SHEETS	DATE: 01/24/2025



PRELIMINARY PLAT	PROJECT NO: 23-027
SHEET NO. 4 OF 15 SHEETS	DATE: 01/24/2025



1. 8" WATERMAIN SHALL BE PVC C-900 OR C-905 DR 18.
2. ALL WATERMAIN SHALL HAVE 7.5 FEET MINIMUM COVER.
3. ALL HYDRANTS SHALL BE INSTALLED WITH 7.5 BURY.
4. ALL HYDRANTS ARE TIED TO HYDRANT GATE VALVE WITH MEGALUGS. ALL HYDRANT GATE VALVES ARE TIED BACK TO WATERMAIN TEE WITH MEGALUGS
5. WATERMAIN NUTS AND BOLTS SHALL BE COR-BLU.
6. A VERTICAL OFFSET OF 2.0 (MIN) SHALL BE MAINTAINED BETWEEN STORM STRUCTURE BOTTOMS AND OUTSIDE TOP OF WM PIPE.
7. ALL 8" PVC SANITARY SEWER SHALL BE SDR 35 OR AS NOTED ON THE PLANS.
8. SANITARY SEWER SERVICES FROM 8" MAIN SHALL BE 4 SCHEDULE 40 PVC.
9. WATER SERVICES SHALL BE 1" HDPE SDR -9, COPPER TUBE SIZE (CTS). MAINTAIN 18" SEPARATION FROM STORM. OFFSET UNDER SEWER AS NECESSARY.
10. ALL SEWER SERVICES ARE LOCATED 3 DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
11. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS - FIELD MANUAL LATEST REVISION
12. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
13. SANITARY SEWER SERVICE SHALL BE EXTENDED 10' BEYOND THE RIGHT OF WAY.
14. CURB STOP FOR ALL SERVICES SHALL BE INSTALLED 10' BEYOND THE RIGHT OF WAY.
15. CONTRACTOR SHALL MARK END OF SANITARY SERVICE WITH A 2"x2" AND STEEL POST.
16. TRACER WIRES SHALL BE INSTALLED ALONG ALL SANITARY (GREEN) AND WATER (BLUE) SERVICE LINES.
17. CONTRACTOR SHALL JET AND VACUUM (IF REQUIRED BY CITY) AND TELEVIEW ALL SANITARY MAINS AFTER MANHOLES HAVE BEEN ADJUSTED TO BASE COURSE AND PRIOR TO ACCEPTANCE BY THE CITY. THE CITY ENGINEER SHALL BE PROVIDED WITH 2 COPIES OF THE TELEVIEWING DVDS.
18. CURB BOXES SHALL BE MARKED WITH A STEEL FENCE POST.
19. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS.
20. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. SUPPORTING STRUCTURES, IF REQUIRED, SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
21. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
22. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR, AND REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
23. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE PROJECT ENGINEER 48 HOURS PRIOR TO ANY CUT/WORK OR AS REQUIRED BY THE CITY.
24. THE CONTRACTOR SHALL KEEP ACCESS ROADS CLEAR OF SOIL OR OTHER DEBRIS, AND PERFORM DAILY STREET CLEANING AS REQUIRED. POSITIVE DRAINAGE, CONTROLLED EROSION CONTROL AND EROSION PREVENTION MEASURES AS REQUIRED SHALL BE PERFORMED.
25. THE OWNER SHALL PAY FOR ALL COMPACTION TESTING. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENT AT THE CONTRACTOR'S EXPENSE.

[illegible]

● Civil Engineering ● Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

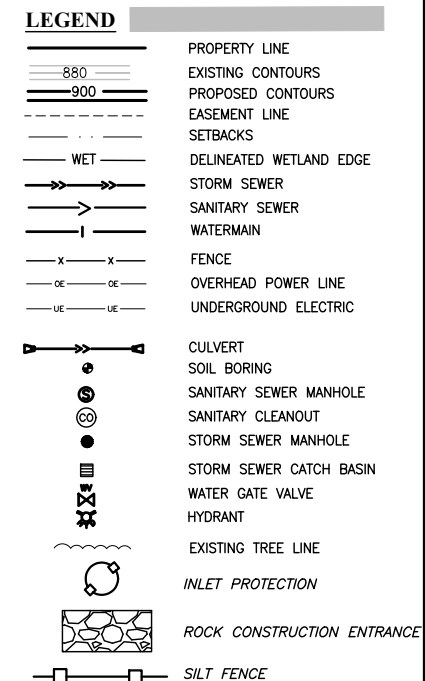
I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.		
Martin P. Campion -Lic. # 19901		Date:

SUNSET BLUFF
RON CLARK
PLYMOUTH, MN

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

SHEET NO. 5 OF 15 SHEETS

PROJECT NO:	23-027
DATE:	01/24/2025



STORM SEWER NOTES:

1. ALL STORM SEWER SHALL BE RCP CLASS 3 UNLESS OTHERWISE NOTED.
2. INSTALL SILT FENCE AT BACK OF CURB IMMEDIATELY AFTER BACKFILLING.
3. IN STREETS, INSTALL DRAIN TILE 250' UP GRADIENT FOR CATCH BASINS ON SLOPES. SEE STANDARD PLATES ST-9 AND ST-10. CLEANOUTS PER ST-21 SHALL BE INSTALLED EVERY 100'-125'.
4. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15'. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05'. RIM ELEVATIONS SHOWN ON PLAN REPRESENT SUMPED ELEVATIONS.
5. CASTINGS FOR CATCH BASINS THAT FALL WITHIN DRIVEWAYS SHALL BE NEEHAW R-3501-TR OR TL.
6. RIPRAP SHALL BE GRANITE AND UNFRAZED, WITH GEOTEXTILE FABRIC.

STREET NOTES



NO.	DATE	BY	DESCRIPTION
REVISIONS			


**CAMPION
ENGINEERING
SERVICES, INC.**

• Civil Engineering • Land Planning

PO BOX 41486
 PLYMOUTH, MN 55441
 PHONE: (763)486.3799
 EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.		
Martin P. Campion -Lic. # 19901		Date:

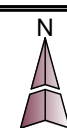
SUNSET BLUFF
RON CLARK
PLYMOUTH, MN

PRELIMINARY STREET & STORM SEWER PLAN	PROJECT NO: 23-027
SHEET NO. 6 OF 15 SHEETS	DATE: 01/24/2025

C:\Users\lke-co\OneDrive\2023\23-027 Ron Clark\DWG 9 TREE INVENTORY.dwg

Plot Date & Time:

NO.	DATE	BY	DESCRIPTION
REVISIONS			



CAMPION
ENGINEERING
SERVICES, INC.

• Civil Engineering • Land Planning
PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification
or report has been prepared by me or
under my direct supervision and that
I am a duly licensed Professional Engineer
under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 Date:

SUNSET BLUFF
RON CLARK
PLYMOUTH, MN

TREE INVENTORY PLAN

SHEET NO. 9 OF 15 SHEETS

PROJECT NO:
23-027
DATE:
01/24/2025
Page 38 of 185

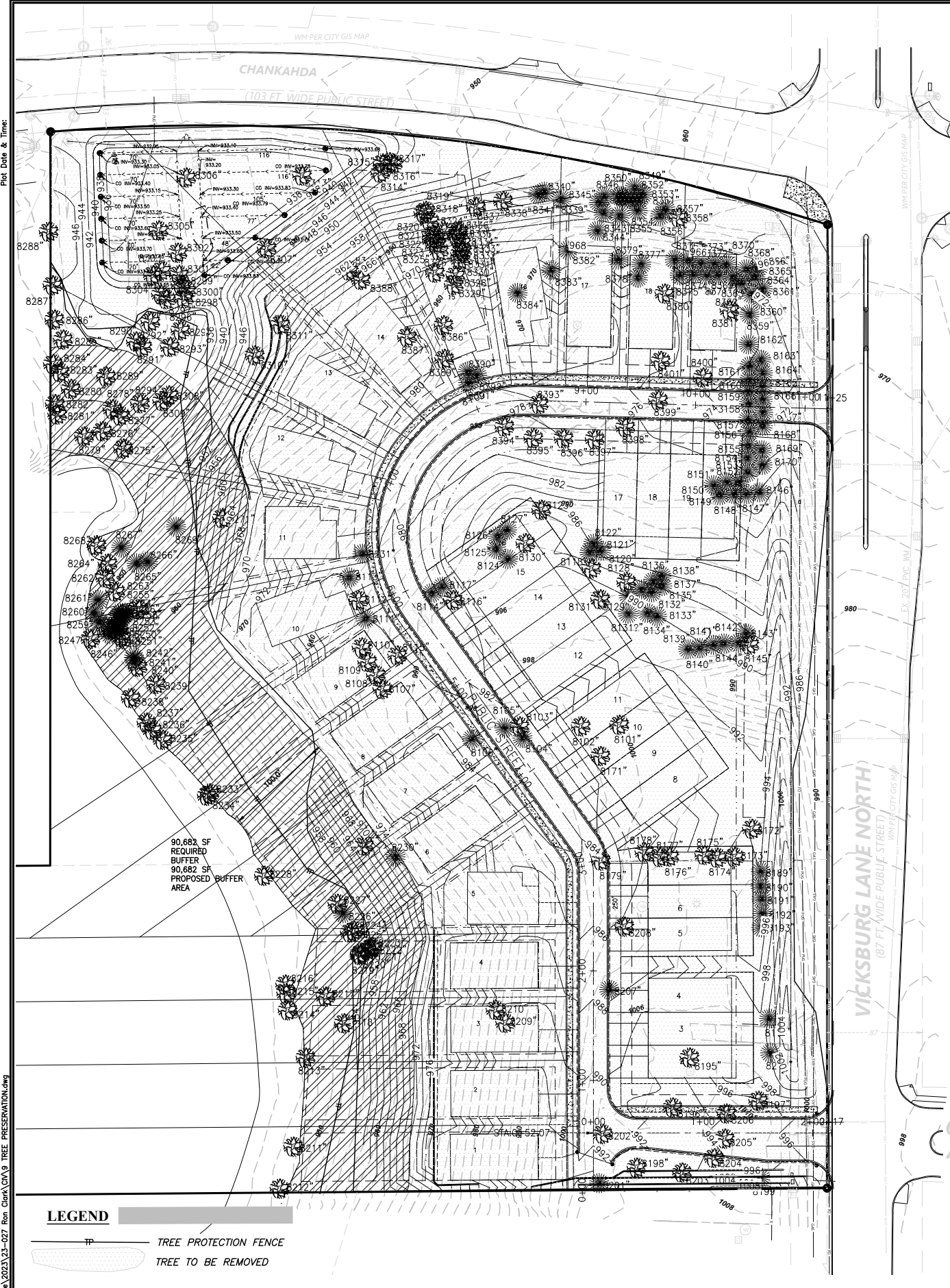


Tag No.	SIGNIFICANT	DBH	Common Name	Scientific Name	Notes
8101	YES	14.13,10.9	Crabapple	Malus sp.	
8102	YES	14.9	Silver Maple	Acer saccharinum	half dead
8103	YES	43	White Spruce	Picea glauca	
8104	YES	9	Colorado Blue Spruce	Picea pungens	
8105	YES	15	Colorado Blue Spruce	Picea pungens	
8106	YES	30	Colorado Blue Spruce	Picea pungens	
8107	YES	14	Paper Birch	Betula papyrifera	
8108	YES	22	Basswood	Tilia americana	
8109	YES	8.6,5	Crabapple	Malus sp.	
8110	YES	23	Green Ash	Fraxinus pennsylvanica	
8111	YES	20	Colorado Blue Spruce	Picea pungens	
8112	YES	38	Silver Maple	Acer saccharinum	
8113	YES	8	Red Cedar	Juniperus virginiana	
8114	NO	15	White Spruce	Picea glauca	crown thinning
8115	NO	16	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8116	NO	22	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer, large broken branch
8117	YES	16	White Spruce	Picea glauca	
8118	YES	17	White Spruce	Picea glauca	
8119	YES	20	White Spruce	Picea glauca	
8120	YES	18	Silver Maple	Acer saccharinum	
8121	YES	17	White Spruce	Picea glauca	
8122	YES	25,22	White Pine	Pinus strobus	
8123	NO	16,12	Willow	Salix sp.	dead branches
8124	NO	15	White Spruce	Picea glauca	crown thinning
8125	YES	12	White Spruce	Picea glauca	
8126	YES	12	White Spruce	Picea glauca	
8127	YES	12	White Spruce	Picea glauca	
8128	YES	5,7,6	Crabapple	Malus sp.	
8129	YES	14	White Spruce	Picea glauca	
8130	NO	16	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8131	YES	9,11,10,7,7,6	Crabapple	Malus sp.	
8132	YES	15	White Spruce	Picea glauca	
8133	YES	16	Colorado Blue Spruce	Picea pungens	
8134	YES	17	Colorado Blue Spruce	Picea pungens	
8135	YES	13	White Spruce	Picea glauca	
8136	YES	12	White Spruce	Picea glauca	
8137	YES	15	White Spruce	Picea glauca	
8138	YES	14	White Spruce	Picea glauca	
8139	YES	12	White Spruce	Picea glauca	
8140	YES	12	White Spruce	Picea glauca	
8141	YES	13	White Spruce	Picea glauca	
8142	YES	18	Colorado Blue Spruce	Picea pungens	
8143	YES	18	Colorado Blue Spruce	Picea pungens	
8144	YES	5,8	Red Pine	Pinus resinosa	
8145	YES	9,14,13	Paper Birch	Betula papyrifera	
8146	YES	13	White Spruce	Picea glauca	
8147	YES	11	White Spruce	Picea glauca	
8148	YES	11	White Spruce	Picea glauca	
8149	YES	14	White Spruce	Picea glauca	
8150	YES	10	White Spruce	Picea glauca	
8151	YES	11	White Spruce	Picea glauca	
8152	YES	7	White Spruce	Picea glauca	
8153	YES	8	White Spruce	Picea glauca	
8154	YES	8	White Spruce	Picea glauca	
8155	YES	10	White Spruce	Picea glauca	
8156	YES	9	White Spruce	Picea glauca	
8157	YES	12	White Spruce	Picea glauca	
8158	YES	12	White Spruce	Picea glauca	
8159	YES	12	White Spruce	Picea glauca	
8160	YES	9	White Spruce	Picea glauca	
8161	YES	9	White Spruce	Picea glauca	
8162	YES	7	White Spruce	Picea glauca	
8163	YES	7	White Spruce	Picea glauca	
8164	YES	8	White Spruce	Picea glauca	
8165	YES	9	White Spruce	Picea glauca	
8166	YES	9	White Spruce	Picea glauca	
8167	YES	10	White Spruce	Picea glauca	
8168	YES	8	White Spruce	Picea glauca	
8169	YES	12	White Spruce	Picea glauca	
8170	YES	11	White Spruce	Picea glauca	
8171	YES	13	Box Elder	Acer negundo	
8172	YES	14	Green Ash	Fraxinus pennsylvanica	
8173	NO	8	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8174	YES	10	American Elm	Ulmus americana	
8175	YES	8	Black Walnut	Juglans nigra	
8176	YES	9,10	American Elm	Ulmus americana	
8177	YES	8	Black Walnut	Juglans nigra	
8178	YES	11	American Elm	Ulmus americana	
8179	YES	9	Black Walnut	Juglans nigra	
8180	YES	13	White Spruce	Picea glauca	
8181	YES	15	Box Elder	Acer negundo	
8182	YES	12	Box Elder	Acer negundo	
8183	YES	19	Colorado Blue Spruce	Picea pungens	
8184	YES	13	Cottonwood	Populus deltoides	
8185	YES	8	Red Cedar	Juniperus virginiana	
8186	YES	9	Red Cedar	Juniperus virginiana	
8187	YES	12	Green Ash	Fraxinus pennsylvanica	
8188	YES	12	White Spruce	Picea glauca	
8189	YES	12	White Spruce	Picea glauca	
8190	YES	13	Norway Spruce	Picea abies	
8191	YES	14	Norway Spruce	Picea abies	
8192	YES	15	Norway Spruce	Picea abies	
8193	YES	19	Colorado Blue Spruce	Picea pungens	
8194	YES	5	Scotch Pine	Pinus sylvestris	
8195	YES	30	Northern Pin Oak	Quercus ellipsoidalis	
8196	YES	9,14,14,9	Paper Birch	Betula papyrifera	
8197	YES	34	Honey Locust	Gleditsia triacanthos	
8198	YES	29	Green Ash	Fraxinus pennsylvanica	
8199	YES	14	White Spruce	Picea glauca	
8200	YES	4	Scotch Pine	Pinus sylvestris	
8201	YES	16	White Spruce	Picea glauca	
8202	YES	33	Green Ash	Fraxinus pennsylvanica	
8203	YES	8,6,5,8	Crabapple	Malus sp.	
8204	YES	15,4	Crabapple	Malus sp.	
8205	YES	9,10,8,5	Crabapple	Malus sp.	
8206	YES	6,15	Crabapple	Malus sp.	
8207	YES	20,12	Red Pine	Pinus resinosa	
8208	YES	18	Black Walnut	Juglans nigra	
8209	YES	9	Green Ash	Fraxinus pennsylvanica	
8210	YES	9	Green Ash	Fraxinus pennsylvanica	
8211	YES	9	Box Elder	Acer negundo	
8212	YES	9	Green Ash	Fraxinus pennsylvanica	
8213	NO	48,36	Willow	Salix sp.	trunk split
8214	YES	27	Willow	Salix sp.	
8215	YES	13,19,18	Willow	Salix sp.	
8216	YES	6,5	Box Elder	Acer negundo	
8217	YES	13	Box Elder	Acer negundo	
8218	NO	10,12	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8219	NO	8	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8220	NO	8	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8221	NO	8	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8222	YES	11,10,11	Box Elder	Acer negundo	
8223	YES	11,11	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8224	YES	8,6,4,3	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8225	NO	8	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8226	YES	13	Red Cedar	Juniperus virginiana	
8227	YES	28	Green Ash	Fraxinus pennsylvanica	
8228	NO	57	Willow	Salix sp.	split limb
8229	NO	9	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8230	YES	6	Red Cedar	Juniperus virginiana	
8231	YES	6	Red Cedar	Juniperus virginiana	
8232	YES	10	Green Ash	Fraxinus pennsylvanica	
8233	NO	26,26	Willow	Salix sp.	two trunks, severe decay
8234	YES	8	American Elm	Ulmus americana	
8235	YES	17,16	Willow	Salix sp.	
8236	NO	20,10	Willow	Salix sp.	multiple trunks, heavy decay
8237	NO	15,17,20	Willow	Salix sp.	multiple trunks, heavy decay
8238	YES	10	Box Elder	Acer negundo	
8239	YES	8	American Elm	Ulmus americana	
8240	YES	11	Black Cherry	Prunus serotina	
8241	YES	10	Red Cedar	Juniperus virginiana	
8242	YES	15	Red Cedar	Juniperus virginiana	
8243	YES	12	Red Cedar	Juniperus virginiana	
8244	YES	10	Red Cedar	Juniperus virginiana	
8245	YES	8	Red Cedar	Juniperus virginiana	
8246	YES	9	Red Cedar	Juniperus virginiana	
8247	YES	9,8	White Oak	Quercus alba	

8248	YES	8	Red Cedar	Juniperus virginiana	
8249	YES	8	Red Cedar	Juniperus virginiana	
8250	YES	10	Red Cedar	Juniperus virginiana	
8251	YES	5	Red Cedar	Juniperus virginiana	
8252	YES	4	Red Cedar	Juniperus virginiana	
8253	YES	6	Red Cedar	Juniperus virginiana	
8254	YES	4	Red Cedar	Juniperus virginiana	
8255	YES	7	Red Cedar	Juniperus virginiana	
8256	YES	6	Red Cedar	Juniperus virginiana	
8257	YES	6	Red Cedar	Juniperus virginiana	
8258	YES	12	Box Elder	Acer negundo	
8259	YES	7	Red Cedar	Juniperus virginiana	
8260	YES	10	Red Cedar	Juniperus virginiana	
8261	YES	7	Red Cedar	Juniperus virginiana	
8262	YES	8	American Elm	Ulmus americana	
8263	YES	8	Green Ash	Fraxinus pennsylvanica	
8264	YES	8	American Elm	Ulmus americana	
8265	YES	5	Red Cedar	Juniperus virginiana	
8266	YES	6	Red Cedar	Juniperus virginiana	
8267	YES	7	Red Cedar	Juniperus virginiana	
8268	YES	55	Willow	Salix sp.	
8269	YES	4	Red Cedar	Juniperus virginiana	
8270	YES	5	Red Cedar	Juniperus virginiana	
8271	YES	13,6	Green Ash	Fraxinus pennsylvanica	
8272	YES	16,13	Willow	Salix sp.	
8273	YES	9	Green Ash	Fraxinus pennsylvanica	
8274	YES	9	American Elm	Ulmus americana	
8275	YES	13	Green Ash	Fraxinus pennsylvanica	
8276	YES	8	Green Ash	Fraxinus pennsylvanica	
8277	YES	13	Black Cherry	Prunus serotina	
8278	YES	10	Box Elder	Acer negundo	
8279	YES	9	Green Ash	Fraxinus pennsylvanica	
8280	YES	8	Green Ash	Fraxinus pennsylvanica	
8281	YES	8	Black Walnut	Juglans nigra	
8282	YES	13	Black Walnut	Juglans nigra	
8283	YES	19	Sugar Maple	Acer saccharum	
8284	YES	11	Sugar Maple	Acer saccharum	
8285	YES	4	Red Cedar	Juniperus virginiana	
8286	NO	20,13,10,10	Silver Maple	Acer saccharinum	significant die back
8287	YES	14	American Elm	Ulmus americana	
8288	NO	7	Red Cedar	Juniperus virginiana	off property
8289	YES	20	Cottonwood	Populus deltoides	
8290	YES	14	Box Elder	Acer negundo	
8291	YES	8	Black Walnut	Juglans nigra	
8292	YES	11	Box Elder	Acer negundo	
8293	NO	22,11	Box Elder	Acer negundo	30% crown dead
8294	YES	9	Black Walnut	Juglans nigra	
8295	YES	10	Black Walnut	Juglans nigra	
8296	YES	8	Box Elder	Acer negundo	
8297	YES	13,10,10	Box Elder	Acer negundo	
8298	YES	6	Black Walnut	Juglans nigra	
8299	YES	9	Black Walnut	Juglans nigra	
8300	YES	8	Black Walnut	Juglans nigra	
8301	YES	9	Black Walnut	Juglans nigra	
8302	YES	8	Black Walnut	Juglans nigra	
8303	YES	10,10,10,8	Box Elder	Acer negundo	
8304	NO	8	White Spruce	Picea glauca	no needles on back half
8305	YES	8	Black Walnut	Juglans nigra	
8306	YES	10,7	Box Elder	Acer negundo	
8307	NO	15	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8308	YES	8	Black Walnut	Juglans nigra	
8309	YES	8	Black Walnut	Juglans nigra	
8310	YES	25	American Elm	Ulmus americana	
8311	YES	13	Box Elder	Acer negundo	
8312	YES	14	Box Elder	Acer negundo	
8313	YES	22	Green Ash	Fraxinus pennsylvanica	
8314	YES	18	Green Ash	Fraxinus pennsylvanica	
8315	YES	15	Green Ash	Fraxinus pennsylvanica	
8316	YES	15	Box Elder	Acer negundo	
8317	YES	9	Box Elder	Acer negundo	
8318	YES	16	Box Elder	Acer negundo	
8319	YES	12	Box Elder	Acer negundo	
8320	YES	9	Box Elder	Acer negundo	
8321	YES	12	Box Elder	Acer negundo	
8322	YES	8	Box Elder	Acer negundo	
8323	YES	9	Box Elder	Acer negundo	
8324	YES	11	Box Elder	Acer negundo	
8325	YES	9	Box Elder	Acer negundo	
8326	YES	10	Box Elder	Acer negundo	
8327	YES	11	Box Elder	Acer negundo	
8328	YES	8	Willow	Salix sp.	
8329	YES	30,32	Willow	Salix sp.	
8330	YES	14	Box Elder	Acer negundo	
8331	YES	9	Box Elder	Acer negundo	
8332	YES	9	Box Elder	Acer negundo	
8333	YES	9	Box Elder	Acer negundo	
8334	YES	8,8	Box Elder	Acer negundo	
8335	YES	8	Box Elder	Acer negundo	
8336	YES	16,9	Box Elder	Acer negundo	
8337	YES	10	Box Elder	Acer negundo	
8338	NO	15,12	Box Elder	Acer negundo	trunk partially split
8339	YES	5	Red Cedar	Juniperus virginiana	
8340	YES	5	Red Cedar	Juniperus virginiana	
8341	YES	8	Red Cedar	Juniperus virginiana	
8342	YES	8	Red Cedar	Juniperus virginiana	
8343	YES	5	Red Cedar	Juniperus virginiana	
8344	YES	9	Red Cedar	Juniperus virginiana	
8345	YES	5	Red Cedar	Juniperus virginiana	
8346	YES	5	Red Cedar	Juniperus virginiana	
8347	YES	4	Red Cedar	Juniperus virginiana	
8348	YES	5	Red Cedar	Juniperus virginiana	
8349	YES	5	Red Cedar	Juniperus virginiana	
8350	YES	5	Red Cedar	Juniperus virginiana	
8351	YES	6	Red Cedar	Juniperus virginiana	
8352	YES	7	Red Cedar	Juniperus virginiana	
8353	YES	7	Red Cedar	Juniperus virginiana	
8354	YES	12	Red Cedar	Juniperus virginiana	
8355	YES	5	Red Cedar	Juniperus virginiana	
8356	YES	7	Red Cedar	Juniperus virginiana	
8357	YES	11	Red Cedar	Juniperus virginiana	
8358	NO	17	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8359	YES	6	Colorado Blue Spruce	Picea pungens	
8360	YES	8	White Spruce	Picea glauca	
8361	YES	4	White Spruce	Picea glauca	
8362	YES	6	White Spruce	Picea glauca	
8363	YES	6	White Spruce	Picea glauca	
8364	YES	12	White Spruce	Picea glauca	
8365	YES	12	White Spruce	Picea glauca	
8366	YES	12	White Spruce	Picea glauca	
8367	YES	5	White Spruce	Picea glauca	
8368	YES	5	White Spruce	Picea glauca	
8369	YES	6	White Spruce	Picea glauca	
8370	YES	5	White Spruce	Picea glauca	
8371	YES	6	White Spruce	Picea glauca	
8372	YES	4	White Spruce	Picea glauca	
8373	YES	4	White Spruce	Picea glauca	
8374	YES	6	White Spruce	Picea glauca	
8375	YES	6	White Spruce	Picea glauca	
8376	YES	5	White Spruce	Picea glauca	
8377	NO	10	White Spruce	Picea glauca	thinning crown
8378	YES	16	Colorado Blue Spruce	Picea pungens	
8379	YES	16	Colorado Blue Spruce	Picea pungens	
8380	YES	18	Sugar Maple	Acer saccharum	
8381	YES	22	Honey Locust	Gleditsia triacanthos	
8382	YES	16	White Spruce	Picea glauca	
8383	YES	15	White Spruce	Picea glauca	
8384	YES	18	Colorado Blue Spruce	Picea pungens	
8385	YES	21	Colorado Blue Spruce	Picea pungens	
8386	YES	25,24,10,10,8,8	Willow	Salix sp.	
8387	YES	12,10,9	Box Elder	Acer negundo	
8388	YES	10,8	Box Elder	Acer negundo	
8389	YES	30,30,24,24	Willow	Salix sp.	
8390	YES	10	Colorado Blue Spruce	Picea pungens	
8391	YES	18	White Spruce	Picea glauca	
8392	YES	9	White Spruce	Picea glauca	
8393	YES	14	Green Ash	Fraxinus pennsylvanica	
8394	YES	24	Green Ash	Fraxinus pennsylvanica	
8395	YES	16	Green Ash	Fraxinus pennsylvanica	
8396	YES	16	Green Ash	Fraxinus pennsylvanica	
8397	YES	17	Green Ash	Fraxinus pennsylvanica	
8398	NO	4	Green Ash	Fraxinus pennsylvanica	affected by Emerald Ash Borer
8399	YES	21	White Ash	Fraxinus americana	
8400	YES	16	Green Ash	Fraxinus pennsylvanica	

Plot Date & Time:

C:\Users\krc-co\OneDrive\2023\23-027 Ron Clark\DWG\TREE PRESERVATION.dwg



NO.

DATE

BY

DESCRIPTION

REVISIONS

CAMPION
ENGINEERING
SERVICES, INC.

• Civil Engineering

• Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification
or report has been prepared by me or
under my direct supervision and that
I am a duly licensed Professional Engineer
under the laws of the State of Minnesota.

Martin P. Campion -Lic. # 19901 Date:

SUNSET BLUFF
RON CLARK
PLYMOUTH, MN

TREE PRESERVATION &
RESTORATION PLAN

PROJECT NO:
23-027

SHEET NO. 10 OF 15 SHEETS

DATE:
01/24/2025

Tag No.	SIGNIFICANT	EXEMPT	TOTAL DBH(1)	SIGNIFICANT NONEXEMPT	SAVED DBH	REMOVED DBH	Common Name	Notes
8101	YES		46	46		46	Crabapple	
8102		NO	23				Crabapple	half dead
8103	YES		43	43		43	Silver Maple	
8104	YES		9	9		9	White Spruce	
8105	YES		15	15			Colorado Blue Spruce	
8106	YES		30	30		30	Colorado Blue Spruce	
8107	YES		14	14			Paper Birch	
8108	YES		22	22			Basswood	
8109	YES		19	19		19	Crabapple	
8110	YES		23	23		23	Green Ash	
8111	YES		20	20		20	Colorado Blue Spruce	
8112	YES		38	38		38	Silver Maple	
8113	YES		8	8		8	Red Cedar	
8114	NO		15				White Spruce	drown thinning
8115	NO		16				Green Ash	affected by Emerald Ash Borer
8116	NO		22				Green Ash	affected by Emerald Ash Borer, large broken branch
8117	YES		16	16		16	White Spruce	
8118	YES		17	17		17	White Spruce	
8119	YES		20	20		20	White Spruce	
8120	YES		18	18		18	Silver Maple	
8121	YES		17	17		17	White Spruce	
8122	YES		47	47		47	White Pine	
8123	NO		28				Willow	dead branches
8124	NO		15				White Spruce	drown thinning
8125	YES		12	12		12	White Spruce	
8126	YES		12	12		12	White Spruce	
8127	YES		12	12		12	White Spruce	
8128	YES		22	22		22	Crabapple	
8129	YES		14	14		14	White Spruce	
8130	NO		16				Green Ash	affected by Emerald Ash Borer
8131	YES		50	50		50	Crabapple	
8132	YES		13	13		13	White Spruce	
8133	YES		16	16		16	Colorado Blue Spruce	
8134	YES		17	17		17	Colorado Blue Spruce	
8135	YES		13	13		13	White Spruce	
8136	YES		12	12		12	White Spruce	
8137	YES		15	15		15	White Spruce	
8138	YES		14	14		14	White Spruce	
8139	YES		12	12		12	White Spruce	
8140	YES		12	12		12	White Spruce	
8141	YES		13	13		13	White Spruce	
8142	YES		18	18		18	Colorado Blue Spruce	
8143	YES		18	18		18	Colorado Blue Spruce	
8144	YES		23	23		23	Red Pine	
8145	YES		36	36		36	Paper Birch	
8146	YES		13	13		13	White Spruce	
8147	YES		11	11		11	White Spruce	
8148	YES		11	11		11	White Spruce	
8149	YES		14	14		14	White Spruce	
8150	YES		10	10		10	White Spruce	
8151	YES		11	11		11	White Spruce	
8152	YES		7	7		7	White Spruce	
8153	YES		8	8		8	White Spruce	
8154	YES		8	8		8	White Spruce	
8155	YES		10	10		10	White Spruce	
8156	YES		9	9		9	White Spruce	
8157	YES		12	12		12	White Spruce	
8158	YES		12	12		12	White Spruce	
8159	YES		12	12		12	White Spruce	
8160	YES		9	9		9	White Spruce	
8161	YES		9	9		9	White Spruce	
8162	YES		7	7		7	White Spruce	
8163	YES		7	7		7	White Spruce	
8164	YES		8	8		8	White Spruce	
8165	YES		9	9		9	White Spruce	
8166	YES		9	9		9	White Spruce	
8167	YES		10	10		10	White Spruce	
8168	YES		9	9		9	White Spruce	
8169	YES		12	12		12	White Spruce	
8170	YES		11	11		11	White Spruce	
8171	YES		13	13		13	White Spruce	
8172	YES		14	14		14	Green Ash	
8173	NO		8				Green Ash	affected by Emerald Ash Borer
8174	YES		10	10		10	American Elm	
8175	YES		8	8		8	Black Walnut	
8176	YES		27	27		27	American Elm	
8177	YES		8	8		8	Black Walnut	
8178	YES		11	11		11	American Elm	
8179	YES		9	9		9	Black Walnut	
8180	YES		13	13		13	White Spruce	
8181	YES		15	15		15	Box Elder	
8182	YES		12	12		12	Box Elder	
8183	YES		19	19		19	Colorado Blue Spruce	
8184	YES		13	13		13	Cottonwood	
8185	YES		8	8		8	Red Cedar	
8186	YES		9	9		9	Red Cedar	
8187	YES		12	12		12	Green Ash	
8188	YES		12	12		12	White Spruce	
8189	YES		12	12		12	White Spruce	
8190	YES		13	13		13	Norway Spruce	
8191	YES		14	14		14	Norway Spruce	
8192	YES		15	15		15	Norway Spruce	
8193	YES		19	19		19	Colorado Blue Spruce	
8194	YES		5	5		5	Scotch Pine	
8195	YES		30	30		30	Northern Pin Oak	
8196	YES		46	46		46	Paper Birch	
8197	YES		34	34		34	Honey Locust	
8198	YES		29	29		29	Green Ash	
8199	YES		14	14		14	White Spruce	
8200	YES		4	4		4	Scotch Pine	
8201	YES		16	16		16	White Spruce	
8202	YES		33	33		33	Green Ash	
8203	YES		27	27		27	Crabapple	
8204	YES		19	19		19	Crabapple	
8205	YES		32	32		32	Crabapple	
8206	YES		21	21		21	Crabapple	
8207	YES		32	32		32	Red Pine	
8208	YES		18	18		18	Black Walnut	
8209	YES		9	9		9	Green Ash	
8210	YES		9	9		9	Green Ash	
8211	YES		9	9		9	Box Elder	
8212	YES		9	9		9	Green Ash	
8213	NO		84				Willow	trunk split
8214	YES		27	27		27	Willow	
8215	YES		50	50		50	Willow	
8216	YES		13	13		13	Box Elder	
8217	YES		13	13		13	Box Elder	
8218	NO		22				Green Ash	affected by Emerald Ash Borer
8219	NO		8				Green Ash	affected by Emerald Ash Borer
8220	NO		8				Green Ash	affected by Emerald Ash Borer
8221	NO		8				Green Ash	affected by Emerald Ash Borer
8222	YES		32	32		32	Box Elder	
8223	NO		22				Green Ash	affected by Emerald Ash Borer
8224	YES		21	21		21	Green Ash	
8225	NO		8				Green Ash	affected by Emerald Ash Borer
8226	YES		13	13		13	Red Cedar	
8227	YES		28	28		28	Green Ash	
8228	NO		57				Willow	split limb
8229	NO		9				Green Ash	affected by Emerald Ash Borer
8230	YES		6	6		6	Red Cedar	
8231	YES		6	6		6	Red Cedar	
8232	YES		10	10		10	Green Ash	
8233	NO		52				Willow	two trunks, severe decay
8234	NO		8			8	American Elm	
8235	YES		33	33		33	Willow	
8236	NO		30				Willow	mul tipple trunks, heavy decay
8237	NO		52				Willow	mul tipple trunks, heavy decay
8238	YES		18	18		18	Box Elder	
8239	YES		8	8		8	American Elm	
8240	YES		11	11		11	Black Cherry	
8241	YES		10	10		10	Red Cedar	
8242	YES		15	15		15	Red Cedar	
8243	YES		12	12		12	Red Cedar	
8244	YES		10	10		10	Red Cedar	
8245	YES		8	8		8	Red Cedar	
8246	YES		9	9		9	Red Cedar	
8247	YES		18	18		18	White Oak	
8248	YES		8	8		8	Red Cedar	

8249	YES		NO	8	8	8	Red Cedar	
8250	YES		NO	10	10	10	Red Cedar	
8251	YES		NO	5	5	5	Red Cedar	
8252	YES		NO	4	4	4	Red Cedar	
8253	YES		NO	6	6	6	Red Cedar	
8254	YES		NO	4	4	4	Red Cedar	
8255	YES		NO	7	7	7	Red Cedar	
8256	YES		NO	6	6	6	Red Cedar	
8257	YES		NO	6	6	6	Red Cedar	
8258	YES		NO	12	12	12	Box Elder	
8259	YES		NO	7	7	7	Red Cedar	
8260	YES		NO	10	10	10	Red Cedar	
8261	YES		NO	7	7	7	Red Cedar	
8262	YES		NO	8	8	8	American Elm	
8263	YES		NO	8	8	8	Green Ash	
8264	YES		NO	8	8	8	American Elm	
8265	YES		NO	5	5	5	Red Cedar	
8266	YES		NO	6	6	6	Red Cedar	
8267	YES		NO	7	7	7	Red Cedar	
8268	YES		NO	55	55	55	Willow	
8269	YES		NO	4	4	4	Red Cedar	
8270	YES		NO	5	5	5	Red Cedar	
8271	YES		NO	19	19	19	Green Ash	
8272	YES		NO	29	29	29	Willow	
8273	YES		NO	9	9	9	Green Ash	
8274	YES		NO	9	9	9	American Elm	
8275	YES		NO	13	13	13	Green Ash	
8276	YES		NO	8	8	8	Green Ash	
8277	YES		NO	13	13	13	Black Cherry	
8278	YES		NO	10	10	10	Box Elder	
8279	YES		NO	9	9	9	Green Ash	
8280	YES		NO	8	8	8	Green Ash	
8281	YES		NO	8	8	8	Black Walnut	
8282	YES		NO	13	13	13	Black Walnut	
8283	YES		NO	19	19	19	Sugar Maple	
8284	YES		NO	11	11	11	Sugar Maple	
8285	YES		NO	4	4	4	Red Cedar	
8286	NO		NO	53			Silver Maple	significant dieback
8287	YES		NO	14	14	14	American Elm	
8288	NO		NO	7			Red Cedar	off property
8289	YES		NO	20	20	20	Cottonwood	
8290	YES		NO	14	14	14	Box Elder	
8291	YES		NO	8	8	8	Black Walnut	
8292	YES	YES		11			Box Elder	
8293	NO		NO	33			Box Elder	30% crown dead
8294	YES		NO	9	9	9	Black Walnut	
8295	YES	YES		10			Black Walnut	
8296	YES	YES		8			Box Elder	
8297	YES	YES		33			Box Elder	
8298	YES	YES		9			Black Walnut	
8299	YES	YES		9			Black Walnut	
8300	YES	YES		8			Black Walnut	
8301	YES	YES		9			Black Walnut	
8302	YES	YES		8			Black Walnut	
8303	YES	YES		38			Box Elder	
8304	NO	YES		8			White Spruce	no needles on back half
8305	YES	YES		8			Black Walnut	
8306	YES	YES		17			Box Elder	
8307	NO	YES		15			Green Ash	affected by Emerald Ash Borer
8308	YES		NO	8	8	8	Black Walnut	
8309	YES		NO	8	8	8	Black Walnut	
8310	YES		NO	25	25	25	American Elm	
8311	YES		NO	13	13	13	Box Elder	
8312	YES		NO	14	14	14	Box Elder	
8313	YES	YES		22			Green Ash	
8314	YES		NO	18	18	18	Green Ash	
8315	YES		NO	15	15	15	Green Ash	
8316	YES		NO	15	15	15	Box Elder	
8317	YES		NO	9	9	9	Box Elder	
8318	YES		NO	16	16	16	Box Elder	
8319	YES		NO	12	12	12	Box Elder	
8320	YES		NO	9	9	9	Box Elder	
8321	YES		NO	12	12	12	Box Elder	
8322	YES		NO	8	8	8	Box Elder	
8323	YES		NO	9	9	9	Box Elder	
8324	YES		NO	11	11	11	Box Elder	
8325	YES		NO	9	9	9	Box Elder	
8326	YES		NO	10	10	10	Box Elder	
8327	YES		NO	11	11	11	Box Elder	
8328	YES		NO	8	8	8	Willow	
8329	YES		NO	69	69	69	Willow	
8330	YES		NO	14	14	14	Box Elder	
8331	YES		NO	9	9	9	Box Elder	
8332	YES		NO	9	9	9	Box Elder	
8333	YES		NO	9	9	9	Box Elder	
8334	YES		NO	8,8	8,8	8,8	Box Elder	
8335	YES		NO	8	8	8	Box Elder	
8336	YES		NO	25	25	25	Box Elder	
8337	YES		NO	10	10	10	Box Elder	
8338	NO		NO	27			Box Elder	trunk partially split
8339	YES		NO	5	5	5	Red Cedar	
8340	YES		NO	5	5	5	Red Cedar	
8341	YES		NO	8	8	8	Red Cedar	
8342	YES		NO	8	8	8	Red Cedar	
8343	YES		NO	5	5	5	Red Cedar	
8344	YES		NO	9	9	9	Red Cedar	
8345	YES		NO	5	5	5	Red Cedar	
8346	YES		NO	5	5	5	Red Cedar	
8347	YES		NO	4	4	4	Red Cedar	
8348	YES		NO	5	5	5	Red Cedar	
8349	YES		NO	5	5	5	Red Cedar	
8350	YES		NO	5	5	5	Red Cedar	
8351	YES		NO	6	6	6	Red Cedar	
8352	YES		NO	7	7	7	Red Cedar	
8353	YES		NO	7	7	7	Red Cedar	
8354	YES		NO	12	12	12	Red Cedar	
8355	YES		NO	5	5	5	Red Cedar	
8356	YES		NO	7	7	7	Red Cedar	
8357	YES		NO	11	11	11	Red Cedar	
8358	NO		NO	17			Green Ash	affected by Emerald Ash Borer
8359	YES		NO	6	6	6	Colorado Blue Spruce	
8360	YES		NO	8	8	8	White Spruce	
8361	YES		NO	4	4	4	White Spruce	
8362	YES		NO	6	6	6	White Spruce	
8363	YES		NO	6	6	6	White Spruce	
8364	YES		NO	12	12	12	White Spruce	
8365	YES		NO	12	12	12	White Spruce	
8366	YES		NO	12	12	12	White Spruce	
8367	YES		NO	5	5	5	White Spruce	
8368	YES		NO	5	5	5	White Spruce	
8369	YES		NO	6	6	6	White Spruce	
8370	YES		NO	5	5	5	White Spruce	
8371	YES		NO	6	6	6	White Spruce	
8372	YES		NO	4	4	4	White Spruce	
8373	YES		NO	4	4	4	White Spruce	
8374	YES		NO	6	6	6	White Spruce	
8375	YES		NO	6	6	6	White Spruce	
8376	YES		NO	5	5	5	White Spruce	
8377	NO		NO	10			White Spruce	thinning crown
8378	YES		NO	16	16	16	Colorado Blue Spruce	
8379	YES		NO	16	16	16	White Spruce	
8380	YES		NO	22	22	22	Sugar Maple	
8381	YES		NO	22	22	22	Honey Locust	
8382	YES		NO	16	16	16	White Spruce	
8383	YES		NO	15	15	15	White Spruce	
8384	YES		NO	18	18	18	Colorado Blue Spruce	
8385	YES		NO	21	21	21	Colorado Blue Spruce	
8386	YES		NO	93	93	93	Willow	
8387	YES		NO	31	31	31	Box Elder	
8388	YES		NO	18	18	18	Box Elder	
8389	YES		NO	108		108	Willow	
8390	YES		NO	10	10	10	Colorado Blue Spruce	
8391	YES		NO	18	18	18	White Spruce	
8392	YES		NO	9	9	9	White Spruce	
8393	YES		NO	14	14	14	Green Ash	
8394	YES		NO	24	24	24	Green Ash	
8395	YES		NO	16	16	16	Green Ash	
8396	YES		NO	16	16	16	Green Ash	
8397	YES		NO	17	17	17	Green Ash	
8398	NO		NO	16			Green Ash	affected by Emerald Ash Borer
8399	YES		NO	21	21	21	White Ash	
8400	YES		NO	16	16	16	Green Ash	
8401	YES		NO	18	18	18	River Birch	

(1) IF MULTI STEM, ADDED DIAMETER OF ALL STEMS

3740

733

3007

Plot Date & Time:

Z:\Shared\StudioGro\Projects\24070-RorDark-Plymouth-LAND PLAN 2.dwg

NO.	DATE	BY	DESCRIPTION
REVISIONS			

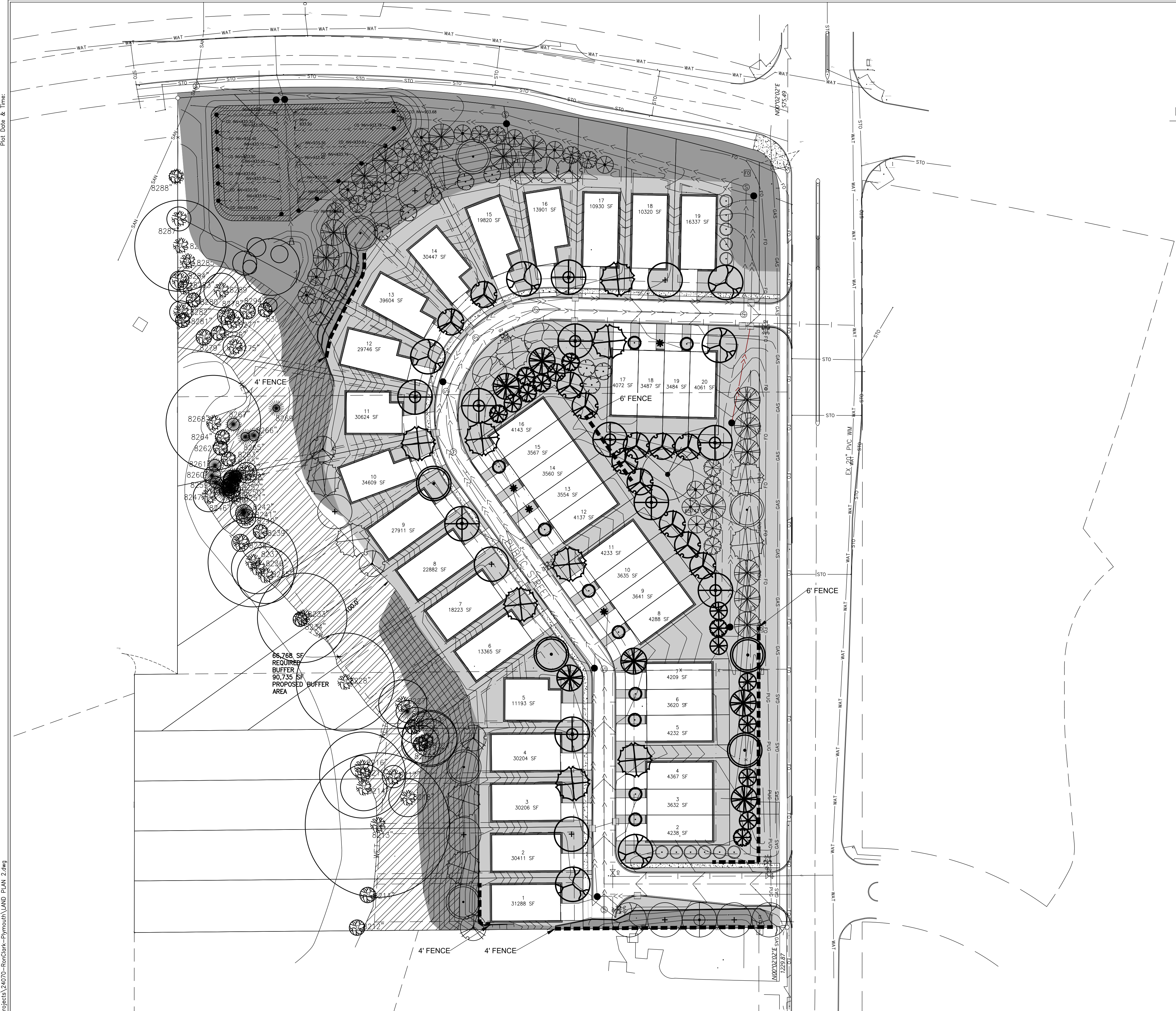


PO BOX 16646
Minneapolis, MN 55416
PHONE: (612)642-1382
EMAIL: sarah@studiogro.com

I hereby certify that this plan, specification, or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of Minnesota.
Sarah Sutherland
Sarah Sutherland, PLA 45553 1/14/2025

SUNSET BLUFF
RON CLARK
PLYMOUTH, MN

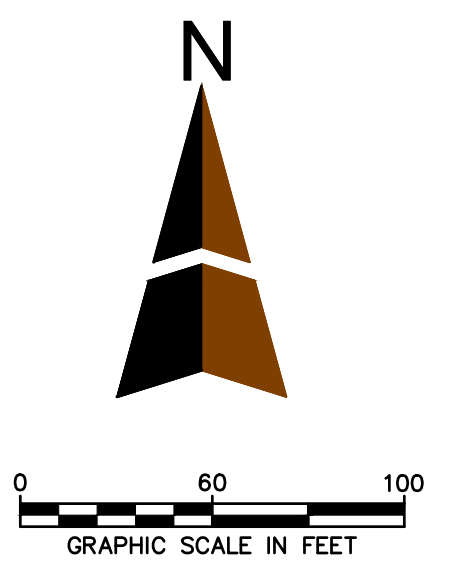
LANDSCAPE AND REFORESTATION PLAN	PROJECT NO: 23-027
SHEET NO. 2 OF 2 SHEETS	DATE: 1/24/2025



LEGEND

- Existing Tree to Remain
- Required Tree per Section 21130.-Fencing/Screening/Landscaping
- Additional Replacement Trees per Section 530.-Tree Preservation
- Green Mountain Maple-*Acer saccharum* 'Green Mountain'
- Spring Flurry Serviceberry-*Amelanchier laevis* 'JFS-Arb' (PP15,304)
- Heritage River Birch-*Betula nigra* 'Heritage'
- Parkland Pillar Birch-*Betula platyphylla* 'Jefpark' (PP25,468)
- Blue Beech-*Carpinus Caroliniana*
- Skyline Honeylocust-*Gleditsia tricanthos var. inermis* 'Skycolor'
- Kentucky Coffeetree Decaf-*Gymnocladus dioica* 'McKBranded'
- Swamp White Oak-*Quercus bicolor*
- Crimson Spire Oak-*Quercus x bimundorium* 'Crimschmidt'
- Bur Oak-*Quercus macrocarpa*
- Norway Spruce-*Picea abies*
- White Spruce-*Picea glauca*
- Black Hills White Spruce-*Picea glauca* 'Densata'
- Fence
- Lawn-Sod
- Native Seed Mix - BWSR Pollinator Plot Urban SE
- Native Stormwater Seed Mix - BWSR Shallow Rooted BMP Mix
- Final Foundation Treatment and Detailed Planting To be determined with builder and homeowner.
- Sample Foundation Planting

- Note:
- See LANDSCAPE set for additional details, notes, and plant list.
 - See CIVIL set for all project general notes, existing conditions, demolition plan, preliminary plat, sanitary sewer & watermain plan, street & storm sewer plan, grading plan, stormwater pollution prevention plan, tree inventory plan, tree preservation & restoration plan, and related notes & details. This includes, but is not limited to, site features such as walls and fences, toposoil spreading, soil amendment, temporary site stabilization, and erosion control.
 - Prior to digging, the Contractor shall contact GOPHER STATE ONE CALL at 651.454.0002 or 800.252.1166 for utility locations 48 hours prior to construction.
 - The Contractor shall verify and coordinate the location of plant material with site features, utilities, and building features such as doors, windows, overhangs, walks, drives and patios.
 - The Contractor shall stake the location of trees for review and approval prior to installation.
 - If a discrepancy exists between the quantity of plants shown on the plant schedule and the quantity shown on the plan, the plan shall govern.
 - All trees shall be installed in accordance with the Tree Planting Detail, including all soil amendments and mulch.
 - Final foundation treatment and detailed planting at the building entrances shall be as agreed upon by the Homeowner and Builder.
 - Contractor shall provide irrigation design and installation. Irrigation shall extend to include all proposed lawn areas and all trees, shrubs, and planting beds within the proposed lawn areas. No irrigation shall be placed in the native seed areas or undisturbed areas.
 - All plant material shall be watered and maintained for establishment and through the warranty period.
 - Contractor shall keep a clean and tidy site.
 - Contractor shall repair, at no cost to owner, any and all damage resulting from the Contractor's work.



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Pike Lake Landing Neighborhood



**Pictures from Various Model homes
in our Legacy Oaks and Trout Run Preserve
Neighborhoods**



Front of home



Great Room



Dining



Kitchen



Stairs down and Foyer



Study

**Pictures from Various Model homes
in our Legacy Oaks and Trout Run Preserve
Neighborhoods**



Owners Suite Bedroom



Owners Suite Bath



Owners Suite Bath



Laundry – Mud/Craft Room



Lower Level Family Room



Lower Level Bar & Game area

**Pictures from Various Model homes
in our Legacy Oaks and Trout Run Preserve Neighborhoods**



Front of home



Great Room



Dining



Kitchen



Office Nook



Owners Suite Bedroom

Pictures from Various Model homes in our Legacy Oaks and Trout Run Preserve Neighborhoods



Front of home



Owners Suite Bath



Owners Suite Bath



Laundry – Mud Room



Lower Level Family Room



Lower Level Bar & Game area

Pictures from Various Model homes in our Legacy Oaks and Trout Run Preserve Neighborhoods



Front of home



Owners Suite Bath



Owners Suite Bath



Laundry – Mud Room



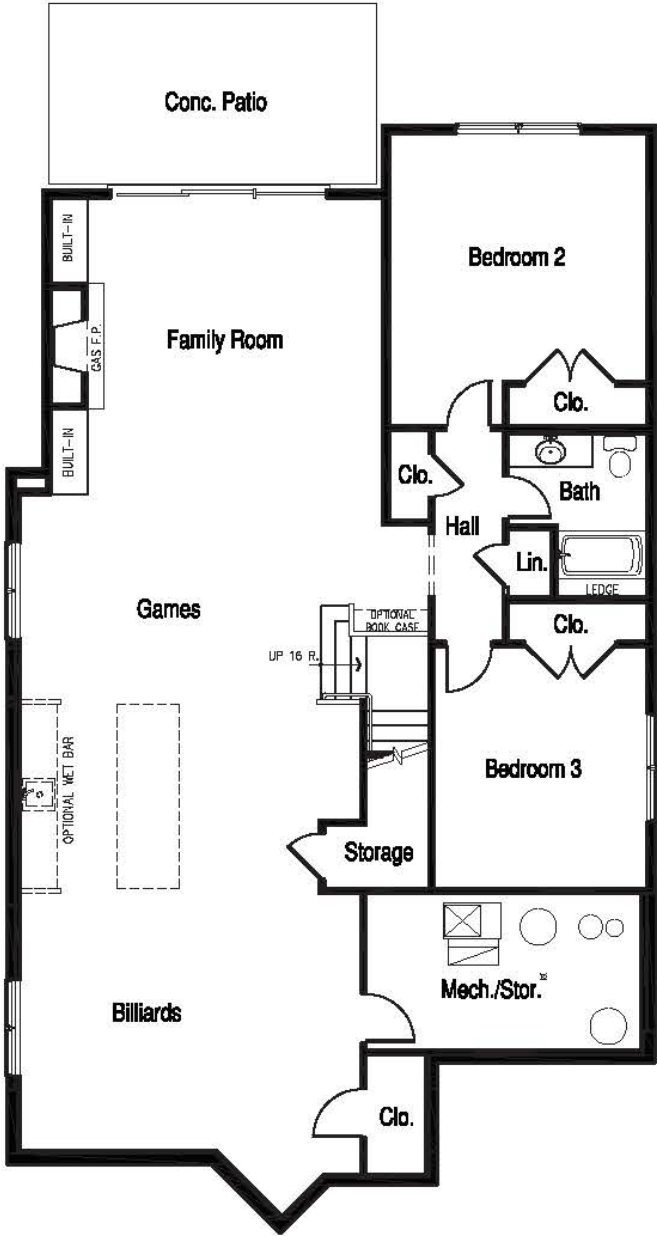
Lower Level Family Room



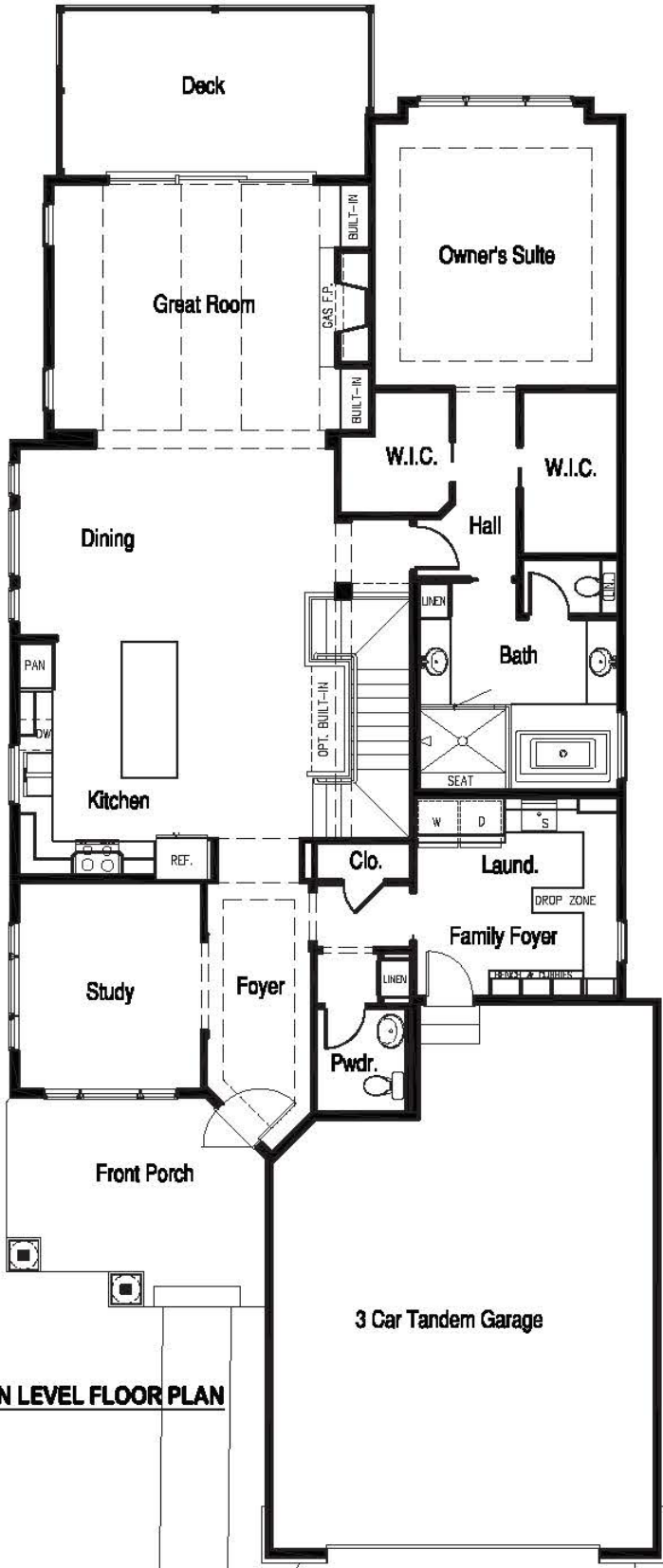
Lower Level Bar & Game area

Example Villa Floor Plans

VILLA HOME



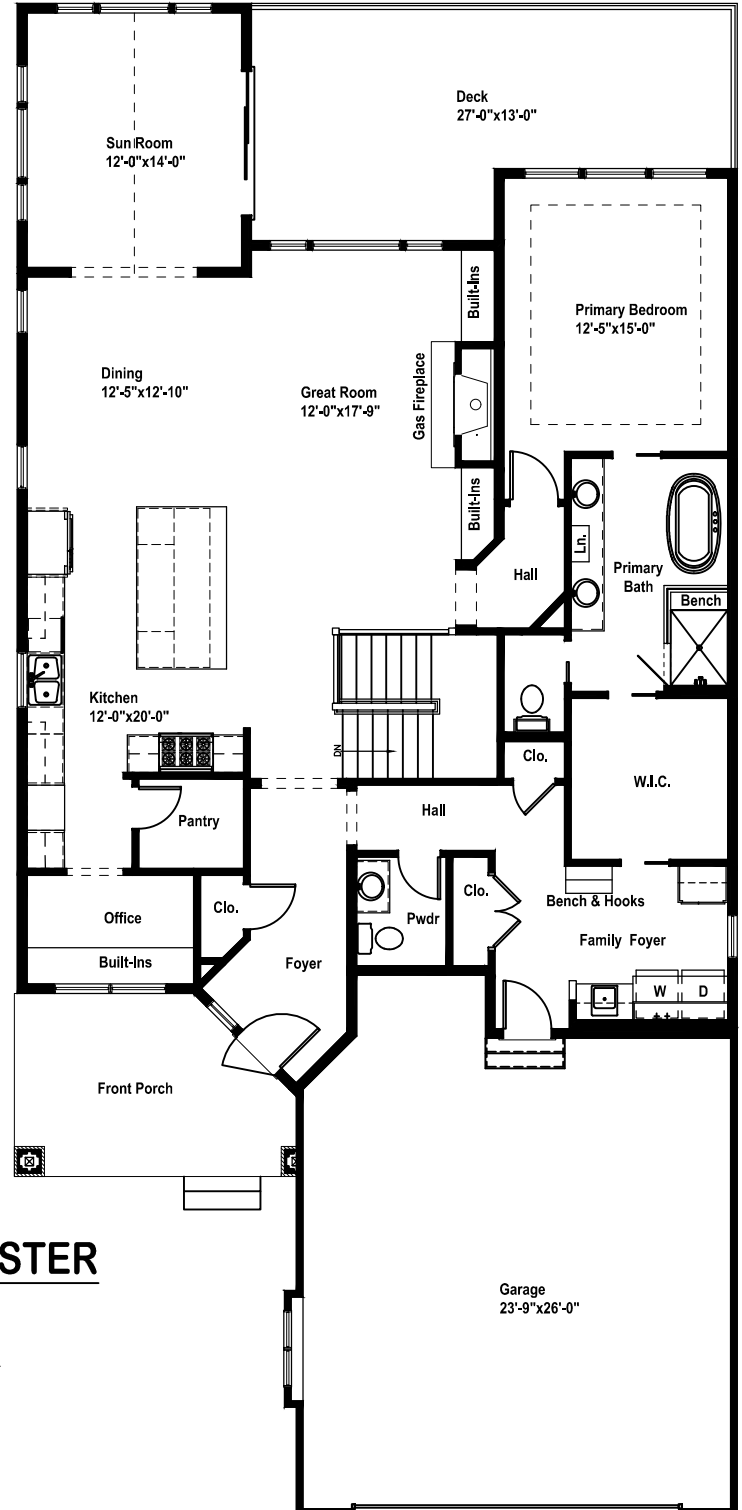
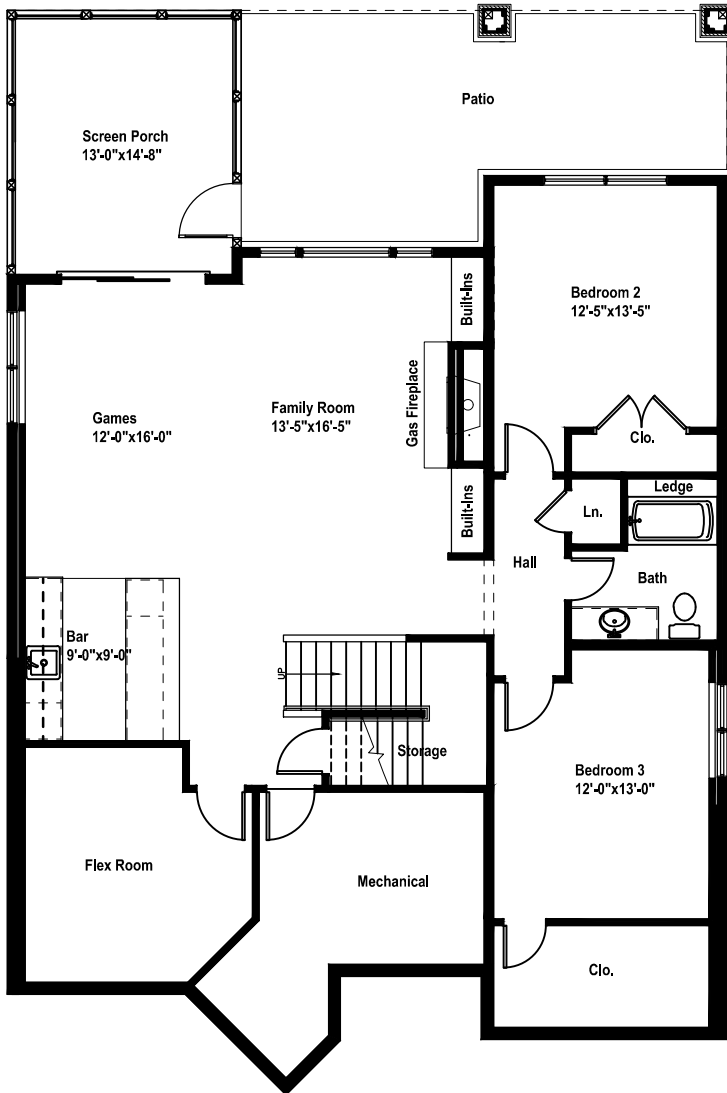
LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

ALEXANDER

Main Level	1940 sq ft
Lower Level	1735 sq ft
TOTAL	3675 sq ft



GV-MANCHESTER

MAIN LEVEL

1956 S.F.

LOWER LEVEL

1590 S.F.

TOTAL

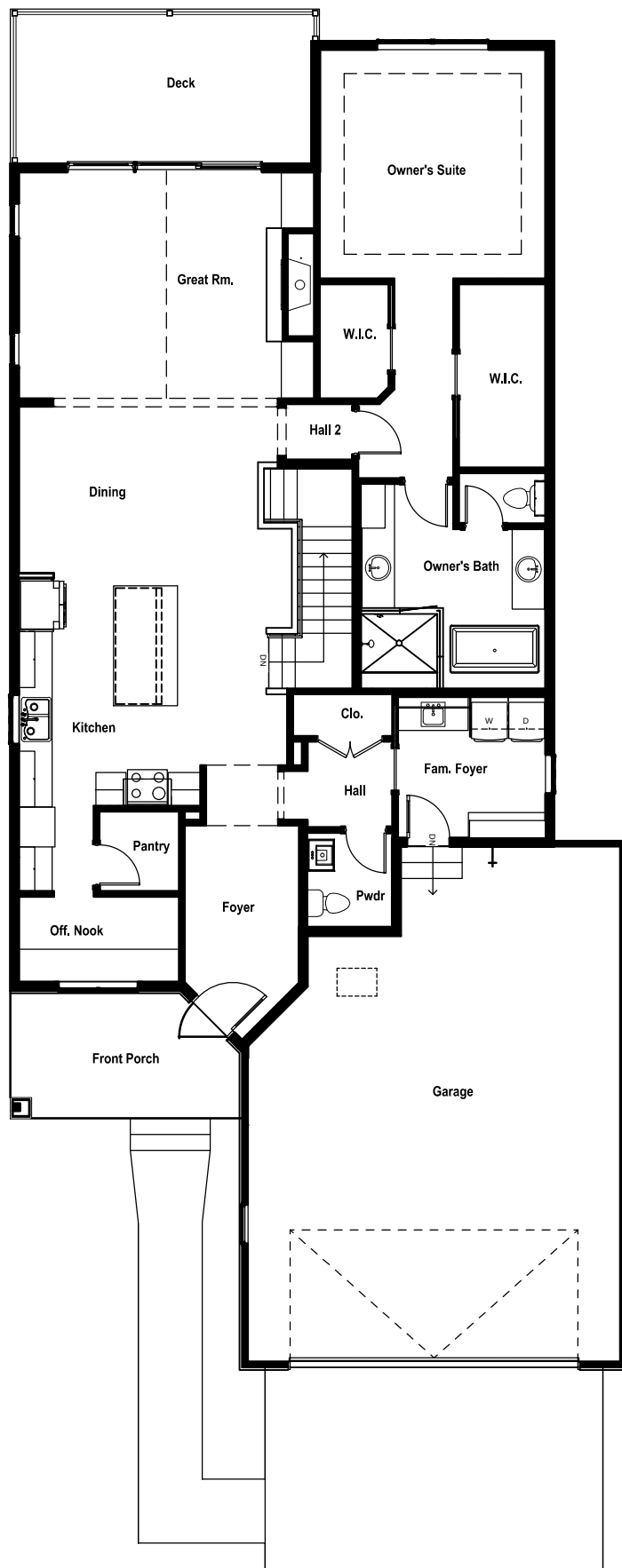
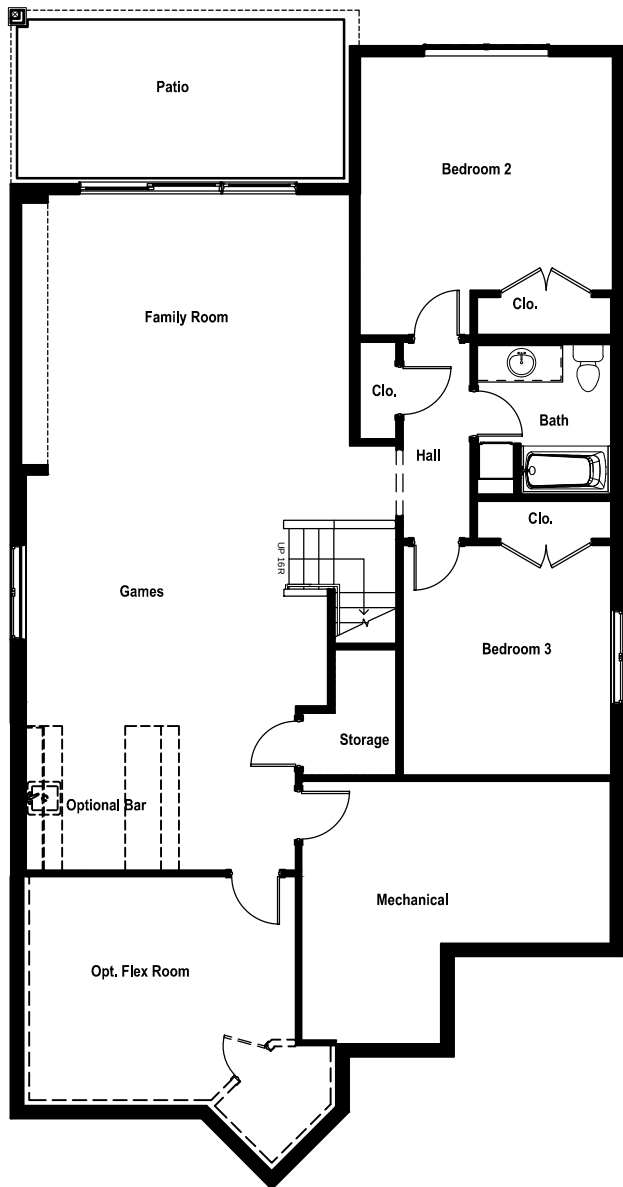
3546 S.F.

UNFIN. MECH

176 S.F.

08/31/2023

1230 GREENWAY PASS



BROADMOOR

MAIN LEVEL

1872 S.F.

LOWER LEVEL

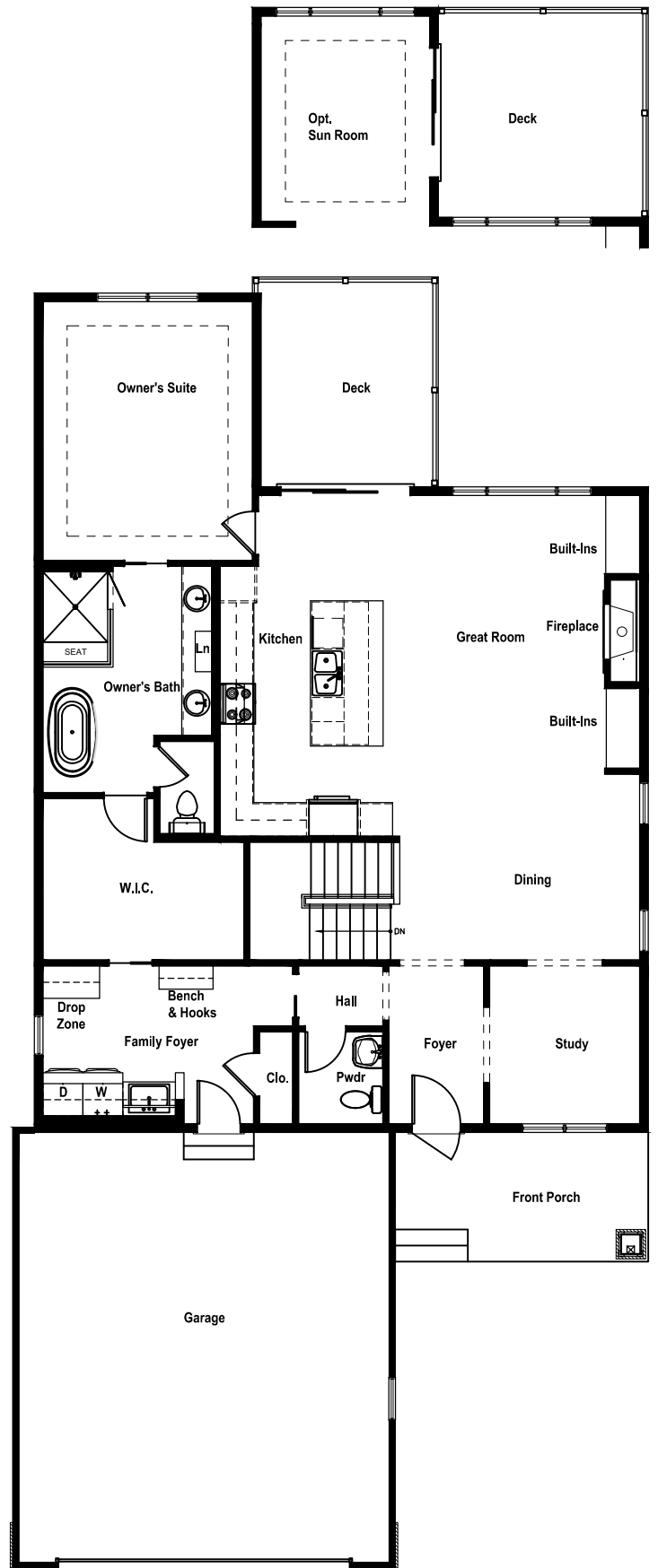
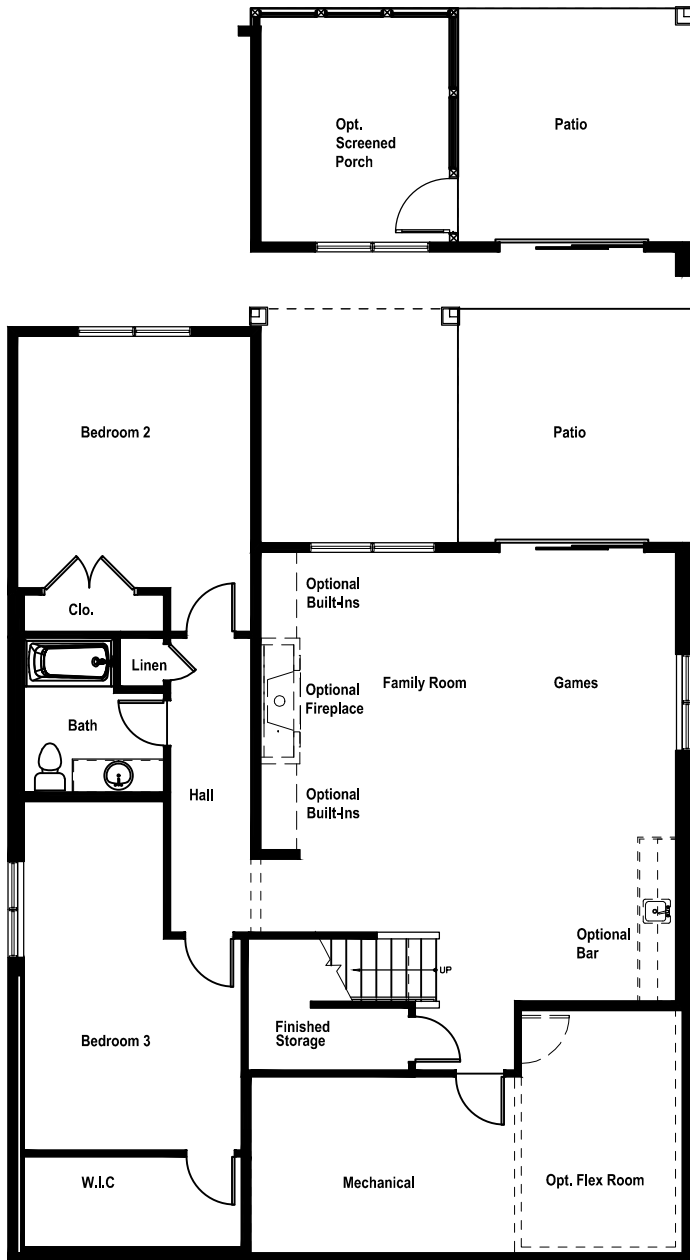
1287 S.F.

TOTAL

3159 S.F.

OPT. FLEX ROOM

244 S.F.



IRONWOOD

MAIN LEVEL

1688 S.F.

LOWER LEVEL

1400 S.F.

TOTAL

3088 S.F.

OPT. SUN ROOM

143 S.F.

OPT. FLEX ROOM

137 S.F.

UNFIN. MECH

151 S.F.

3,368 with Porch and Flex

07/12/2022

Sunset Bluff – 6105 Vicksburg Lane N
Townhome Neighborhood Home examples
January 31, 2025



Raised Rambler Townhome example from Legacy Oaks in Minnetonka

WHITTEN
ASSOCIATES, INC.

RonClark
Construction & Design

**Pictures
from our
Legacy
Oaks
Neighbor
hoods**



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods

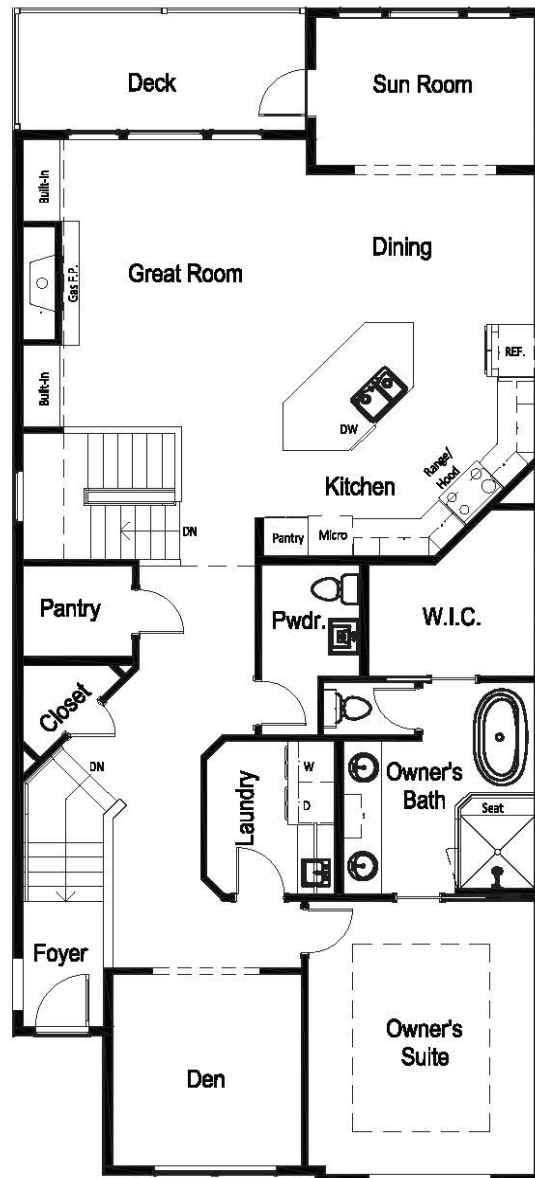


Pictures from our Legacy Oaks Neighborhoods

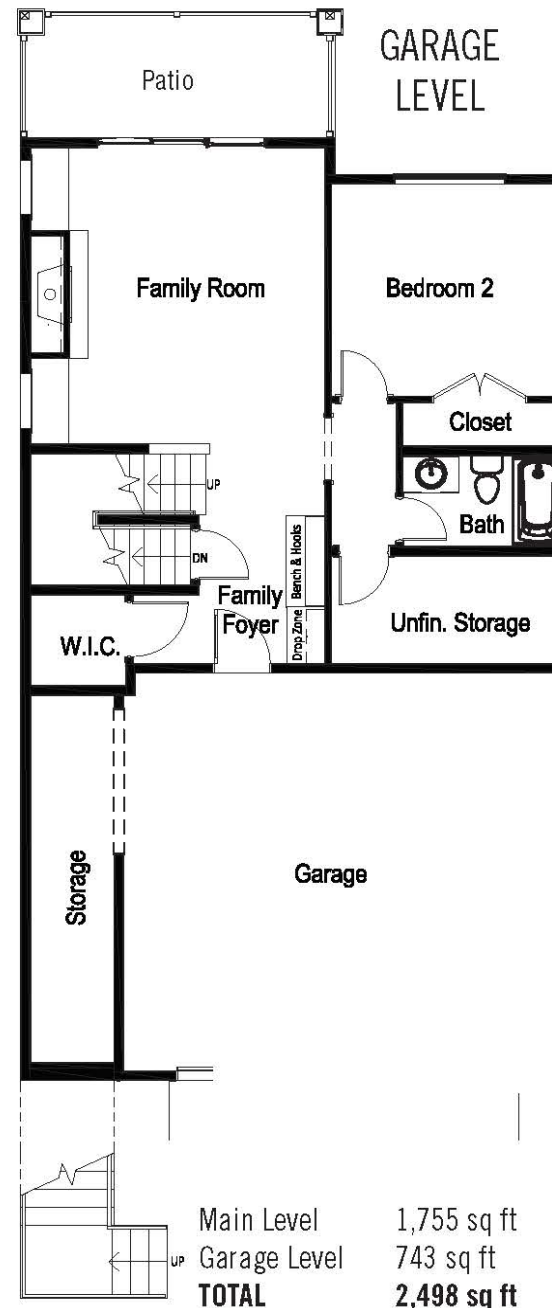


Example Townhome Floor Plans

TOWNHOME



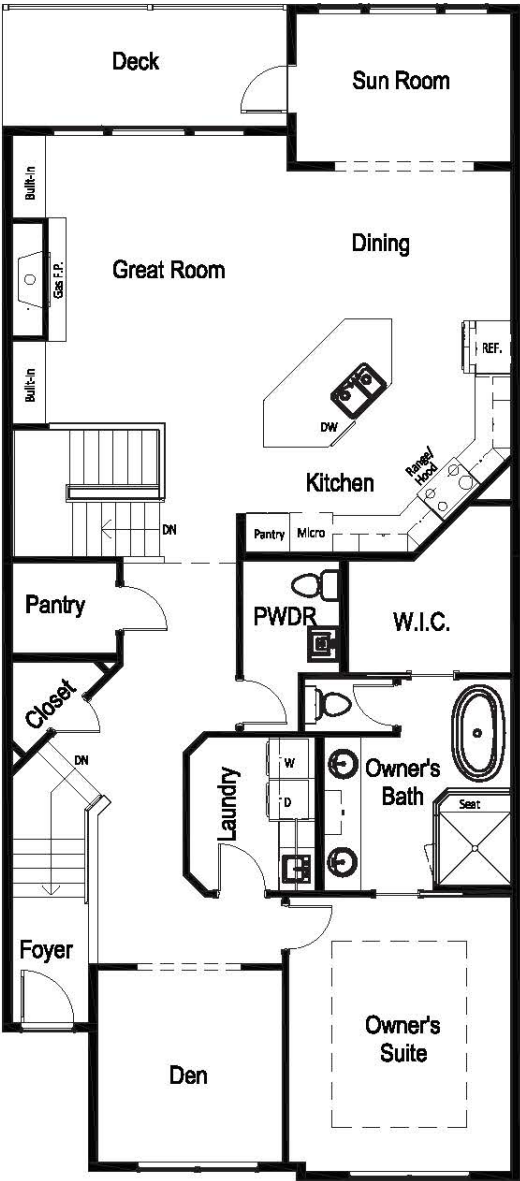
MAIN LEVEL - END UNIT



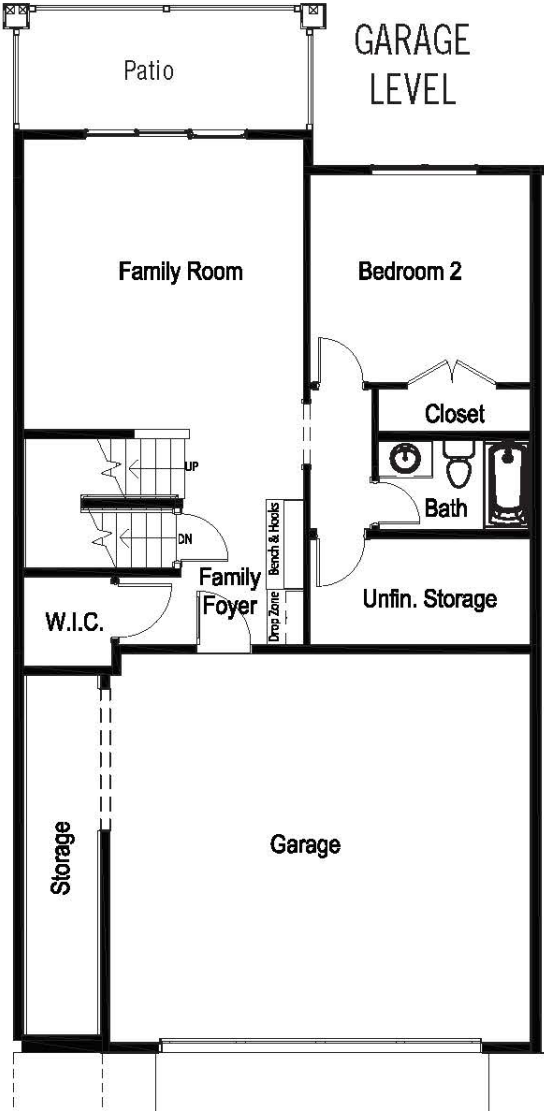
Main Level 1,755 sq ft
Garage Level 743 sq ft
TOTAL 2,498 sq ft

Example Townhome Floor Plans

TOWNHOME



MAIN LEVEL - MIDDLE UNIT



	Main Level	1,755 sq ft
	Garage Level	743 sq ft
	TOTAL	2,498 sq ft



2 STORY TOWNHOME 30' WIDE

1.28.25

CITY OF PLYMOUTH

ORDINANCE No. 2025-

ORDINANCE AMENDING CHAPTER 21 (ZONING ORDINANCE) OF THE CITY CODE TO RECLASSIFY CERTAIN LAND LOCATED AT 5995, 6045, AND 6105 VICKSBURG LANE (2025005)

THE CITY OF PLYMOUTH ORDAINS:

Section 1. Amendment of City Code. Chapter 21 of the City Code of the City of Plymouth, Minnesota, adopted December 18, 1996 as amended, is hereby amended by changing the classification on the City of Plymouth Zoning Map from FRD (Future Restricted Development) to RMF-1 (multiple family 1) with respect to three parcels including Hennepin County Property Identification Numbers 05-05-118-22-11-0003, 118-22-11-0004, and 05-118-22-11-0005, (5995, 6045, and 6105 Vicksburg Lane).

Section 2. Legal Descriptions. The parcels collectively are legally described as follows:

Parcel 1: That part of the East 709 feet of the Northeast $\frac{1}{4}$ of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying North of the South 1,852.18 feet thereof and South of the Center line of County Road No. 47. Parcel 2: The North 322.18 feet of the south 1852.18 feet of the East 709 feet of the Northeast $\frac{1}{4}$ of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota. Parcel 3: The North 300 feet of the South 1,530 feet of the East 759 feet of the Northeast $\frac{1}{4}$ of section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota.

Section 3. Effective Date. This amendment shall take effect immediately upon its passage.

ADOPTED by the City Council this ____th day of _____, 2025.

Jeffry Wosje, Mayor

ATTEST:

Jodi Gallup, City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION APPROVING FINDINGS OF FACT FOR A REZONING OF THE PROPERTIES AT 5995, 6045, AND 6105 VICKSBURG LANE (2025005)

WHEREAS, Ron Clark Construction has requested reclassification of the zoning from FRD (Future Restricted Development) to RMF-1 (multiple family 1) for the three parcels presently addressed as 5995, 6045, and 6105 Vicksburg Lane, legally described as follows:

Parcel 1: That part of the East 709 feet of the Northeast $\frac{1}{4}$ of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying North of the South 1,852.18 feet thereof and South of the Center line of County Road No. 47. Parcel 2: The North 322.18 feet of the south 1852.18 feet of the East 709 feet of the Northeast $\frac{1}{4}$ of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota. Parcel 3: The North 300 feet of the South 1,530 feet of the East 759 feet of the Northeast $\frac{1}{4}$ of section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval; and

WHEREAS, the City Council has adopted an ordinance rezoning the affected parcel from FRD (Future Restricted Development) to RMF-1 (multiple family 1).

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request for reclassification of the zoning from FRD (Future Restricted Development) to RMF-1 (multiple family 1) for the three parcels, based on the following findings:

1. The proposed density is consistent with the LA-2 guiding of the site.
2. The requested RMF-1 (multiple family 1) zoning classification is listed as an appropriate corresponding zoning district for LA-2 guided areas.
3. The proposal would result in a development that is compatible with the surroundings.
4. Adequate infrastructure would be available to support RMF-1 (multiple family 1) zoning and the proposed development for the site.

APPROVED by the City Council on this ____th day of _____, 2025.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on _____, 2025, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, 2025.

Jodi M. Gallup, City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION APPROVING A REZONING, CONDITIONAL USE PERMIT, VARIANCES, AND PRELIMINARY PLAT FOR RON CLARK CONSTRUCTION, FOR “SUNSET BLUFF SUBDIVISION” LOCATED AT 5995, 6045, AND 6105 VICKSBURG LANE (2025005)

WHEREAS, Ron Clark Construction has requested the approval of a rezoning, conditional use permit, variances, and preliminary plat for “Sunset Bluff Subdivision” on three parcels addressed as 5995, 6045, and 6105 Vicksburg Lane, legally described as follows:

Parcel 1: That part of the East 709 feet of the Northeast $\frac{1}{4}$ of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying North of the South 1,852.18 feet thereof and South of the Center line of County Road No. 47. Parcel 2: The North 322.18 feet of the south 1852.18 feet of the East 709 feet of the Northeast $\frac{1}{4}$ of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota. Parcel 3: The North 300 feet of the South 1,530 feet of the East 759 feet of the Northeast $\frac{1}{4}$ of section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Ron Clark Construction, for rezoning, conditional use permit, variances, and preliminary plat for “Sunset Bluff Subdivision” on three parcels addressed as 5995, 6045, and 6105 Vicksburg Lane, subject to the following findings and conditions:

1. A rezoning from FRD (Future Restricted Development) to RMF-1 (multiple family 1) is approved to accommodate the development of the project.
2. A conditional use permit is approved to allow for single-family homes in a multiple family district with the finding that the proposal complies with all applicable conditional use permit standards, as outlined in the staff report.
3. Variances for a townhome front yard setback to be 20 feet, where 25 feet is specified is hereby approved with the findings that the variance requests meet all applicable variance standards, as outlined in the staff report.
4. A site plan and preliminary plat is approved to allow 19 villa styled single-family lots and 19 townhome lots and one common lot, in accordance with the plans received by the City on

February 2, 2025, with additional information on February 7, 2025, February 20, 2025, February 21, 2025, and February 24, 2025, except as may be amended by this resolution.

5. **Prior to commencement of grading, or other site preparation work.**
 - a. Install and request inspection of all required pre-disturbance erosion control best management practices including, but not limited to, perimeter controls, rock construction entrances, and inlet protection.
 - b. Provide documentation that all Wetland Conservation Act approvals and environmental-related permits have been received including, but not limited to, those from Bassett Creek Watershed, Minnesota Department of Natural Resources (MN DNR), Minnesota Pollution Control Agency, and Army Corps of Engineers.
6. **In conjunction with or prior to submission of the final plat application,** the Developer shall:
 - a. Update the plans and specifications to be in conformance with the rules set forth in the City of Plymouth Engineering Guidelines & Standard Detail Specifications for Sanitary Sewer, Watermain, Storm Sewer and Street Construction, dated January 2024, and:
 1. Staff approval of implementation of Engineering Guidelines and Specifications.
 2. Incorporate city's stormwater plan into the project plans.
 3. Provide Geotech recommendation for street thickness.
 4. Provide a Vicksburg Lane stripping plan.
 5. Obtain all applicable agency permits or approvals that are required including, but not limited to, those from MnDOT, watershed districts, Metropolitan Council Environmental Services, Minnesota Pollution Control Agency, Minnesota Department of Health, as well as the NPDES permit.
 - b. Demonstrate compliance with City and watershed requirements pertaining to drainage, treatment of runoff, and runoff rates. Note that approval of the storm water management plan for this development remains pending until approval by the watersheds, WCA, MN DNR, and Army Corps of Engineers is obtained.
 - c. Submit a copy of the submit homeowner's association (HOA) documents for city review. The HOA documents shall address: a) responsibilities for maintenance, repair, and eventual replacement of any wetland buffers and their related monuments, any subdivision signage, retaining walls, and other similar or common features; b) prohibition of residential/private yard fences in drainage and utility easement that have pipes located within them; c) snow removal and long-term maintenance (repair/replacement) of public sidewalks; and d) prohibition of clearing native vegetation and trees, and of altering landforms, within wetland buffers.
7. **Prior to recording the final plat,** the applicant shall:
 - a. Execute the development contract and provide the related financial guarantees and fees.
 - b. Execute the Storm Water Maintenance Agreements.
 - c. Execute any Rain Garden Maintenance Agreements, as applicable.
 - d. Receive City approval of final construction plans.
 - e. Compliance with all fire codes, including those for hydrant location and fire lane signage.

- f. Pay the required park dedication fee.
 - g. Pay tree restitution fee.
 - h. Provide all required easements and agreements.
- 8. Building permits are required prior to commencement of the project.
- 9. The applicant is required to repair any trails or sidewalks that connect to Plymouth Parks and Trails system if damaged during construction of the development.
- 10. **Prior to issuance of the building permit**, the applicant shall fulfill the requirements, submit the required information, and revise the plans as indicated below, consistent with the applicable city code, zoning ordinance, and engineering guidelines:
 - a. Final plat must be approved by the City Council and recorded at Hennepin County prior to issuance of a building permit.
 - b. Execute a development contract (DC) and submit a financial guarantee.
 - c. Obtain any required permits from other agencies including, but not limited to the Elm Creek watershed district, Metropolitan Council Environmental Services, Minnesota Pollution Control Agency, Minnesota Department of Health, as well as the NPDES permit.
 - d. Obtain City approval of final construction plans.
 - e. Obtain City approval of final fire department plans.
 - f. Obtain City approval of final landscaping plans.
 - g. Townhomes with 3 or more dwelling units require a fire sprinkler system.
 - h. Prior to issuance of building permits for lots abutting wetlands, any required permanent wetland buffer monument signs shall be installed pursuant to ordinance requirements.
- 11. Standard Conditions:
 - a. No trees may be planted in the public right-of-way.
 - b. Any signage shall comply with section 21155 of the zoning ordinance and shall receive sign permits if required.
 - c. The applicant shall remove any diseased or hazardous trees.
 - d. Retaining walls over 48 inches requires a separate building permit and minimum 42-inch-high fence on top of the wall.
 - e. Retaining walls within easements shall require an encroachment agreement.
 - f. A separate building permit and structural engineer design is required for retaining walls over 4' in height.
 - g. Compliance with the city's lighting regulations.
 - h. Compliance with city's landscaping regulations.
 - i. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
 - j. Required permanent wetland buffer signs shall be installed.
 - k. A separate demolition permit is required to be obtained before any demolition work begins. Sewer and water disconnect permits are also required.
 - l. Septic Systems would need a separate permit from Hennepin County for removal.

- m. Any unused wells would need to be properly sealed per Minnesota Department of Health. Septic systems require a separate permit from Hennepin County to remove.
- n. Construction parking for this development shall occur on the site, or pursuant to a construction parking plan approved by the City.
- o. Hours of operation for site preparation work including building demolition, utility installation, foundation piling installation, and grading shall be limited as follows: Monday through Friday 7 a.m. to dusk; Saturdays 8 a.m. to 6 p.m.; Sundays and Holidays no work allowed. Hours of operation for site development work including building construction shall be limited as follows: Monday through Friday 7 a.m. to 10 p.m.; Saturdays, Sundays, and Holidays 8 a.m. to 9 p.m.
- p. This approval shall expire one year after the date of approval, unless the property owner or applicant has recorded the final plat, or unless the applicant, with the consent of the property owner, has received prior approval from the City to extend the expiration date for up to one additional year, as regulated under Section 510 of City Code.

APPROVED by the City Council on this _____th day of _____, 2025.

STATE OF MINNESOTA)

COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on _____, 2025, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____day of _____, 2025.

Jodi M. Gallup, City Clerk

From: Lori Sommers
Sent: Friday, February 21, 2025 2:23 PM
To: sklarson7@comcast.net
Subject: RE: Questions about Sunset Bluff Subdivision

Good afternoon.

The townhomes are proposed to be a raised rambler style and would be two-story. Townhomes would have garage level and then main living level above.

The final design of the architecture of the homes have not been completed but the applicant has provided visual examples of their proposal (see below).



Raised Rambler Townhome example from Legacy Oaks in Minnetonka



Lori Sommers, AICP, LEED AP | Senior Planner

City of Plymouth

3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763.509.5457

From: sklarson7@comcast.net <sklarson7@comcast.net>

Sent: Friday, February 21, 2025 7:46 AM

To: Lori Sommers <lsommers@plymouthmn.gov>

Subject: Re: Questions about Sunset Bluff Subdivision

Hi Lori,

Thanks for your reply to my questions.

I still am wondering about the elevation of the tops of the townhouses. How many living levels are above the walkout level? What will the elevation of the rooftops be?

Thank you for your follow-up. I have shared your responses with a few others in my immediate neighborhood. We look forward to when there will be a meeting for residents.

Suzanne

Suzanne Larson

From: Lori Sommers <lsommers@plymouthmn.gov>

Sent: Thursday, February 20, 2025 1:17 PM

To: sklarson7@comcast.net <sklarson7@comcast.net>

Subject: RE: Questions about Sunset Bluff Subdivision

Hi Suzanne.

Below are the answers to your questions in blue. I've also put some pictures below showing the villas exterior that the developer has completed in Wayzata/Minnetonka.

If you have any additional questions, please let me know.

1. How many feet are proposed to be between the back of a typical villa home and the pond shoreline?

[The villas are about 160 -180 feet from the OHWL/Pond Shoreline.](#)

2. What is the current distance from the shoreline to the home at 6045 Vicksburg?

[6045 Vicksburg Lane home is about 250 feet from the OHWL/Pond Shoreline.](#)

3. What is the current elevation of 6045 Vicksburg?

[6045 Vicksburg Lane home is approximately 991 at the walkout level.](#)

4. What are the proposed elevations of the villa homes?
The villa homes run from about 973 to 983 at the walkout, so about 8-16 feet lower. The Villas are single story homes plus walkout level, the Townhomes are the same with a garage level and then the main living level above.
5. What is the proposed elevation for the multi-unit buildings and at the top of the 5-unit building and the 4-unit one to the south of it?
The 5 units building (Lots 12-16) is about 983 at the garage door/walkout level and the 4-unit building (Lots 8-11) is about 985 at the garage door/walkout level.
6. Will there be docks or other pond access included in the planned development?
No
7. Is 60th Avenue N. going to be extended through this development or is there just a private road/driveway planned?
The development will be served by a public street. Full access will be across from 60th Avenue into the development and a right-in, right-out will be located closer to Chankahda Trail.

Pictures from our Legacy Oaks Neighborhoods



Pictures from our Legacy Oaks Neighborhoods



Thanks.

Lori Sommers, AICP, LEED AP | Senior Planner
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763.509.5457

From: sklarson7@comcast.net <sklarson7@comcast.net>
Sent: Tuesday, February 18, 2025 2:35 PM
To: Lori Sommers <sommers@plymouthmn.gov>
Subject: Re: Questions about Sunset Bluff Subdivision

Thanks so much. There's no rush. We view the entire hillside of those three lots and the pond from the main floor living areas of our home. We're trying to get an idea of what such a dense development what do to change our view.

We appreciate your efforts to answer our questions when your time permits.

You stay warm too! It looks like a wonderful warmup ahead!
Suzanne

Suzanne Larson

From: Lori Sommers <lsommers@plymouthmn.gov>
Sent: Tuesday, February 18, 2025 11:55 AM
To: sklarson7@comcast.net <sklarson7@comcast.net>
Subject: RE: Questions about Sunset Bluff Subdivision

Good afternoon.

Thank you for reaching out with your questions on this project.

I wanted to let you know I've received your questions noted below and will provide you with the requested information in the next day or two.

If you think of any others in the meantime, please feel free to send them over.

Thanks & stay warm.

Lori Sommers, AICP, LEED AP | Senior Planner
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763.509.5457

From: sklarson7@comcast.net <sklarson7@comcast.net>
Sent: Tuesday, February 18, 2025 10:24 AM
To: Lori Sommers <lsommers@plymouthmn.gov>
Subject: Fw: Questions about Sunset Bluff Subdivision

From: sklarson7@comcast.net <sklarson7@comcast.net>
Sent: Tuesday, February 18, 2025 8:22 AM
To: lsommers@plymouthmn.gov <lsommers@plymouthmn.gov>
Subject: Questions about Sunset Bluff Subdivision

Thank you for the recent notification of the request for rezoning and plat plans for this proposed development. We reside at 16230 59th Avenue N. and have a few initial questions. Hopefully you can answer them for us.

How many feet are proposed to be between the back of a typical villa home and the pond shoreline? What is the current distance from the shoreline to the home at 6045 Vicksburg?

What is the current elevation of 6045 Vicksburg? What are the proposed elevations of the villa homes?

What is the proposed elevation for the multi-unit buildings and at the top of the 5-unit building and the 4-unit one to the south of it?

Will there be docks or other pond access included in the planned development?

Is 60th Avenue N. going to be extended through this development or is there just a private road/driveway planned?

Thank you in advance for any answers you can provide at this point. We look forward to hearing from you.

Suzanne & Larry Larson

Suzanne Larson

To: Planning Commission

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Review annual update to the zoning ordinance, zoning map, and city code (City of Plymouth - 2025006)**

1. Action Requested:

Conduct the public hearing and recommend approval of the proposed amendments to the zoning ordinance, zoning map, and city code.

2. Background:

Each year, the Planning Division coordinates and presents a package of amendments to: 1) update and improve existing code language, 2) make regulations more user-friendly and effective, 3) address any issues that have arisen over the past year, and 4) ensure compliance with recent changes to state law. Highlights of this year's proposed amendments include:

- Clarifying fence regulations
- Correcting regulations for solar energy systems
- Updating regulations for accessory dwelling units
- Revising PUD language to help identify their locations
- Repealing the C-1 zoning district and rezoning the two parcels presently zoned C-1 to C-2
- Repealing the Rational Energies PUD and rezoning that site back to I-2

The proposed amendments have been suggested by, and/or reviewed and approved by, the Development Review Committee -- which consists of city staff members from Administration, Building, Forestry, Parks & Recreation, Planning/Economic Development, Public Safety, and Public Works/Engineering/Water Resources.

Notice of the public hearing was published in the city's official newspaper, and mailed notices for the rezonings were sent to all property owners within 750 feet.

3. Budget Impact:

N/A

4. Attachments:

1. Ordinance amending Zoning Ordinance and Map
2. Ordinance amending City Code
3. Letter to Owners of the two "C-1" Properties
4. Letter to Owner of the "Rational Energies PUD" Property

CITY OF PLYMOUTH HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2025-

ORDINANCE AMENDING CHAPTER 21 OF THE PLYMOUTH CITY CODE ENTITLED THE PLYMOUTH ZONING ORDINANCE, AND RECLASSIFYING CERTAIN LAND (2025006)

THE CITY OF PLYMOUTH ORDAINS:

Section 1. Legislative Formatting for Amendments. Amendments within this Ordinance are marked as follows: underlined text = new text to be added, and ~~stricken text~~ = text to be deleted. Any text without markings (i.e., not underlined or ~~stricken~~) shall remain as currently exists.

Section 2. Amendment. Section 21005.01, Subd. 7 of the Plymouth City Code [RULES AND DEFINITIONS -- RULES OF WORD CONSTRUCTION] is amended as follows:

Subd. 7. For terminology not defined in this Chapter, elsewhere in the City Code, or in the Minnesota State Building Code, the most recent online version of Merriam-Webster's Collegiate Dictionary ~~Tenth Edition~~ shall be used to define such terms.

Section 3. Amendment. Section 21005.02 of the Plymouth City Code [RULES AND DEFINITIONS -- DEFINITIONS] is amended by adding, deleting, or changing the following definitions as follows:

Animals, Wild: Any animal that is wild, ferocious, or vicious by nature, habit, disposition or character. Animals in this category include, but are not limited to, any ape (including chimpanzee, gibbon, gorilla, orangutan, or siamang), baboon, bear, bison, bobcat, cheetah, crocodile, coyote, deer (including members of the deer family such as antelope, elk, and moose), ~~ducks, duck,~~ elephant, ferret, fox, ~~geese, goose,~~ hippopotamus, hyena, jaguar, leopard, lion, lynx, monkey, puma (also known as cougar, mountain lion, or panther), raptor, rhinoceros, any snake that is poisonous or any constrictor snake, snow leopard, tiger, wolf, or hybrid mix of any of the wild animals such as wolf/dog mixes.

Manufactured Home (Mobile Home): A structure, transportable in one or more sections, which in the traveling mode is eight-8 body-feet or more in width or 40 ~~body~~-feet or more in length (excluding hitch) or, when erected on site, is contains 320 or more square feet in area, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein, except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily filed a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with

the standards established under this section. In Floodway and Flood Fringe Overlay Districts, a manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.

Non-Conforming Structure, Use, or Lot, Legal: A ~~lot,~~ building, structure, ~~premises, or use,~~ premises, or lot that: (1) was lawfully established when ~~it was initiated,~~ created, ~~or constructed~~ or initiated prior to the effective date of the ordinance provision with which it does not comply; or (2) became non-conforming because of a government action such as a court order or taking by a governmental body under eminent domain or negotiated sale., which does not now conform with the applicable conditions or provisions of this Chapter for the district in which the structure or use is located. The term does not include a building, structure, or lot that was allowed to deviate from the regulations in this Chapter by an approved variance.

Outdoor Mechanical Equipment: Equipment used onsite for the regular operation of a building or use. This term includes air conditioning units, power vents, and similar equipment. This term does not include ~~an outdoor wood-fired furnace,~~ electric vehicle supply equipment, solar equipment, or a wind energy system.

Public Works Facility: A facility or location relating to the functions of a public entity which may include, but is not limited to, offices, maintenance or storage buildings/structures, or yards for storage of vehicles, equipment, and materials.

Recreation, Commercial: A business directed toward the general public, not requiring membership, that offers recreational entertainment such as ballrooms, billiard halls, bowling alleys, ~~billiard halls,~~ miniature golf, ballrooms, pickleball courts, roller rinks, ~~pickleball courts,~~ shooting ranges, and the like, ~~excluding shooting ranges.~~

Restaurant, Brewpub: A dining restaurant ~~establishment, as defined in this Section,~~ that is also licensed to brew malt liquor on the site for sale and consumption on the premises, or for sale in sealed containers for consumption off the premises.

Restaurant, Dining: An establishment ~~which that cooks and~~ serves food-meals, primarily to be ~~consumed primarily eaten~~ while seated at tables or booths within the building establishment. The definition does not include restaurants that provide drive-through or drive-in service.

Section 4. Amendment. Section 21010.01, Subd. 17 of the Plymouth City Code [ADMINISTRATION—AMENDMENTS (TEXT AND MAP) -- PROCEDURES] is added as follows:

Subd. 17. All decisions made by the City regarding zoning shall be final, except that any aggrieved person shall have the right to appeal within 30 days of the date the decision is rendered, to the District Court in Hennepin County. Any person seeking judicial review under this provision must serve the City and all necessary parties, including any landowners, within the 30-day period defined above.

Section 5. Amendment. Section 21015.04, Subd. 12 of the Plymouth City Code [ADMINISTRATION—CONDITIONAL USE PERMITS -- GENERAL PERFORMANCE STANDARDS] is amended as follows:

Subd. 12. Provisions shall be made for an interior location for recycling and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with ~~Section 21105~~ Section 21120.02, Subd. 8 of this Chapter.

Section 6. Amendment. Section 21045.10, Subd. 3 (d) of the Plymouth City Code [SITE PLAN REVIEW -- SITE IMPROVEMENT PERFORMANCE AGREEMENT AND FINANCIAL GUARANTEE] is amended as follows:

(d) The amount of the financial guarantee shall be established by the Zoning Administrator based upon an itemized estimate of the cost of all required work. A cash deposit or Irrevocable Letter of Credit shall be in the amount of ~~100-40~~ percent of the approved estimated cost. The amount of any other approved financial instrument shall be determined by the Zoning Administrator.

Section 7. Amendment. Section 21045.10, Subd. 5 of the Plymouth City Code [SITE PLAN REVIEW -- SITE IMPROVEMENT PERFORMANCE AGREEMENT AND FINANCIAL GUARANTEE] is amended as follows:

Subd. 5. At the time of execution of the agreement and prior to the issuance of building permits, the applicant shall provide to the City of Plymouth a cash escrow to pay for the costs of administering the site improvement performance agreement. Administrative costs include but are not limited to preparation of the agreement, City recording fees for documents required as part of the project, monitoring of construction observation, consultation with the applicant and his/her engineer on status or problems regarding the project, plan review, final inspection and acceptance, and processing requests for reductions or release of the financial guarantee. The cash escrow shall equal two percent of the estimated cost of proposed improvements, as identified in the agreement, to a maximum amount of ~~\$5,000. 3,000.00.~~ Administrative costs shall be charged against the cash escrow account and credited to the City. If, at any time prior to completion of the site improvement performance agreement administration process, the balance in the cash escrow account is depleted to less than ten percent of the originally required cash escrow amount, the applicant shall deposit additional funds in the cash escrow account as determined by the Zoning Administrator. Any balance remaining in the cash escrow account upon completion of the site improvement performance agreement administration process shall be returned to the applicant after all claims and charges thereto have been deducted.

Section 8. Amendment. Section 21100.02, Subd. 6 (e) of the Plymouth City Code [NON-CONFORMING BUILDINGS, STRUCTURES, USES AND LOTS -- GENERAL PROVISIONS] is added as follows:

(e) Non-conformity or increased non-conformity due to a government action. Where a government action such as a court order or taking by a governmental body under eminent domain or negotiated sale creates or increases a legal non-conformity on or after January 1, 2025, the lot owner shall be entitled as a matter of right to obtain a variance to allow the same degree of property improvement or building expansion as was allowed prior to the government action, or to maintain such buildings or structures. This provision shall not apply to acquisitions taking place in the normal course of the land subdivision (platting or replatting) process.

Section 9. Amendment. Section 21100.02, Subd. 7 (c) of the Plymouth City Code [NON-CONFORMING BUILDINGS, STRUCTURES, USES AND LOTS -- GENERAL PROVISIONS] is added as follows:

(c) Non-conformity or increased non-conformity due to a government action. Where a government action such as a court order or taking by a governmental body under eminent domain or negotiated sale creates or increases a legal non-conformity on or after January 1, 2025, the lot owner shall be entitled as a matter of right to obtain a variance to allow the same degree of property improvement or building construction as was allowed prior to the government action. This provision shall not apply to acquisitions taking place in the normal course of the land subdivision (platting or replatting) process.

Section 10. Amendment. Section 21115.02, Subd. 1 (k) of the Plymouth City Code [GENERAL YARD, LOT AREA AND BUILDING REGULATIONS -- HEIGHT] is amended as follows:

- (k) Roof-~~M~~mounted solar energy systems, pursuant to the additional height ~~requirements~~ regulations in Section ~~21173~~ 21174.03 of this Chapter.

Section 11. Amendment. Section 21115.02, Subd. 2 of the Plymouth City Code [GENERAL YARD, LOT AREA AND BUILDING REGULATIONS -- HEIGHT] is amended as follows:

- Subd. 2. Height limitations for antenna support structures in the industrial districts, as set forth in Section 21175 of this Chapter, ~~z~~ may be increased by conditional use permit.

Section 12. Amendment. Section 21115.04, Subd. 1 (a) of the Plymouth City Code [GENERAL YARD, LOT AREA AND BUILDING REGULATIONS -- YARDS] is amended as follows:

- (a) For principal buildings, cantilevers up to ten feet in width, chimneys up to six feet in width, and flues, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, and the like, provided they do not project more than 30 inches into a required yard. Additionally, such cantilevers and chimneys shall not encroach over or into any drainage or utility easement. Window wells and their related covers shall not encroach in existing or required drainage or utility easements, unless approved by the City Engineer.

Section 13. Amendment. Section 21130.01, Subd. 2 of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING -- FENCE/WALL REGULATIONS] is amended as follows:

Subd. 2. **Permit Fee.**

- (a) Agricultural, Single-Family, and Two-Family Uses: There is no charge for a fence/wall permits, except that a building permit and related building permit fee pursuant to Section 1015 of the City Code shall be required for proposed fences that would exceed seven feet in height and for proposed walls that would exceed four feet in height. In cases where a building permit is required for such fencing or wall(s), a separate fence/wall permit is not required. for fences that are seven feet in height or lower, or for walls that are four feet in height or lower.
- (b) All Other Land Uses (excludes agricultural, single-family, and two-family uses): The appropriate site plan review fee pursuant to Subd. 3 (b) in this subsection shall be required. Additionally, A-a separate building permit application and related building permit fee, pursuant to in accordance with the fee schedule outlined in Section 1015 of the City Code, shall be required for fences that if the proposed fencing would exceed seven feet in height and for or if the proposed wall(s) that would exceed four feet in height.

Section 14. Amendment. Section 21130.01, Subd. 3 of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING -- FENCE/WALL REGULATIONS] is amended as follows:

Subd. 3. **Application Procedures.**

- (a) Agricultural, sSingle-fFamily, and tTwo-fFamily uUses:- Each-Requests for fencing or walls shall require a "no-fee" fence/wall permit and related application-for-a permit, or shall require a building permit and related application if required under-by this Section due to the height. Applications shall be submitted to-the Building Official-on forms provided by the City. The exception is that a "no-fee" wall/fence permit is not required for such developer-installed features within new subdivisions if authorized on the approved plat drawings. In such cases, a building permit would still be

required for any fencing over seven feet high and for any walls over four feet high. Each-All applications shall include a site plan drawn to scale showing the location of the house(s), garage(s), any accessory structures and-or other improvements, all public easements, and any required wetland buffers on the lot, and-together with the location of the fencing or wall to be erected, altered or relocated.

- (b) All Other Land Uses other than-(excludes agricultural, single-family, or-and two-family uses):- Requests for fencing or walls shall be processed as part of, and according-to-in accordance with the procedures of-the-established for review of a site plan or site plan amendment-review, as stipulated in Section 21045 of this Chapter. If a separate building permit is also required by this Section due to the height, the building permit application shall be submitted on forms provided by the City.

Section 15. Amendment. Section 21130.01, Subd. 4 (b) of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING -- FENCE/WALL REGULATIONS] is amended as follows:

- (b) Hedges and other plantings shall not require a permit. Such features are not subject to the provisions of this Section, but are subject to the provisions of Section 21105.05 of this Chapter relating to traffic sight visibility, and to the applicable provisions of Section 21130.03, Subd. 2 (e) (1) of this Chapter. All fences (hedges and plantings excluded) and walls shall require a fence/wall permit under this Section, unless a separate building permit is required for the fence or wall, or unless the fence or wall does not require a building permit and is authorized on an approved site plan. Fence/wall permits may be issued by the Building Official or designee, if all requirements of this Chapter have been met.

Section 16. Amendment. Section 21130.01, Subd. 4 (c) of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING -- FENCE/WALL REGULATIONS] is amended as follows:

- (c) Fence Materials, and-Design, and Color.
- (1) Fences shall not be constructed from chicken wire, welded wire, plastic deer fence netting or similar products, snow fence, branches, or materials originally intended for other purposes, unless upon the showing of a high degree of architectural quality achieved through the use of such materials, prior approval is granted by the Zoning Administrator.
 - (2) That side of any fence or wall considered to be its "face" (i.e., the finished side having showing no structural supports) shall face abutting property or street right-of-way.
 - (3) Chain link fences shall include a top rail, and the barbed ends shall be toward the ground.

- (4) Except for agricultural uses in the FRD District, fences shall not be supported using metal T- or U-posts or similar ~~agricultural products~~.

(5) Fences shall be one color, unless upon the showing of a high degree of architectural design and appearance achieved through the use of more than one color, prior approval is granted by the Zoning Administrator. The limitation on color does not apply to fence support posts that are constructed with exposed natural brick or stone.

Section 17. Amendment. Section 21130.01, Subd. 4 (h) of the Plymouth City Code [FENCING/SCREENING/LANDSCAPING -- FENCE/WALL REGULATIONS] is amended as follows:

- (h) Fencing shall not be placed within any utility easement that includes major utility service such as publicly-maintained water main or sewer pipes unless ~~also~~ reviewed and approved by the City Engineer. Additionally, any new fencing to be installed on or after January 1, 2025, shall not be placed within a pond access easement unless reviewed and approved by the City Engineer.

Section 18. Amendment. Section 21145.04, Subd. 3 (e) of the Plymouth City Code [HOME OCCUPATIONS -- REQUIREMENTS] is amended as follows:

- (e) There shall not be more than ~~five (5) ten~~ client appointments per day upon the premises, ~~limited to one client per appointment~~.

Section 19. Amendment. Section 21155.05, Subd. 2 (c) of the Plymouth City Code [SIGN REGULATIONS -- GENERAL REGULATIONS AND RESTRICTIONS] is amended as follows:

- (c) Dynamic display off-premises signs shall not exceed 7,500 nits (candelas per square meter) between the hours of civil sunrise and civil sunset and shall not exceed 500 nits (candelas per square meter) between the hours of civil sunset and civil sunrise as measured from the face of the sign. The light level shall not exceed 0.3 foot candelas above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of: (the message center sign area multiplied by 100). Example: Measuring distance of a 12 square foot sign would be $\sqrt{(12 \times 100)} = 34.6$ feet ~~measuring distance~~.

Section 20. Amendment. Section 21155.06 of the Plymouth City Code [SIGN REGULATIONS -- GENERAL REGULATIONS AND RESTRICTIONS] is amended to delete "C-1" from the title line of Subd. 4, with no changes to remaining items (a) through (f) beyond, as follows:

Subd. 4. **Other Commercial Districts.** Signs are accessory to permitted, interim, and conditional uses in the ~~C-1~~, C-2, C-3, C-4, C-5, and B-C Districts. Only the following signs are permitted in these districts, unless otherwise specifically provided in this Section:

Section 21. Amendment. Section 21170.02, Subd. 1 (b) of the Plymouth City Code [ANIMALS -- KEEPING OF CHICKENS] is amended as follows:

- (b) ~~All~~Chicken licenses shall be valid for a two-year term from the date of issuance. The holder of a license shall apply for renewed-renewal every two years in order to maintain their license. There is ~~with~~ no renewal fee.

Section 22. Amendment. Section 21174 of the Plymouth City Code [SOLAR ENERGY SYSTEMS (SES)] is amended as follows:

SECTION 21174. - SOLAR ENERGY SYSTEMS (SES)

21174.01. - Purpose and ~~I~~ntent.

The purpose of this Section is to establish predictable and balanced regulations for the establishment of solar energy systems in the locations and circumstances under which the use may be established without detriment to the public health safety and welfare of neighboring property owners or occupants.

21174.02. - Applicability.

The solar energy system requirements of this Chapter shall apply within all zoning districts, except as otherwise provided herein.

21174.03. - General ~~r~~Requirements.

The following requirements shall apply to all solar energy systems:

Subd. 1. Height and Arrangement.

- (a) Roof-mounted solar energy systems on sloped roofs: 1) shall have the same finished pitch as the roof; ~~and cannot exceed 2)~~ shall not extend more than two feet above the roof ~~top section~~ to which it is attached. ~~SES; 3)~~ shall not extend beyond the

boundaries of the roof; and 4) shall not extend above the peak of the roof section to which it is attached~~past the plane of the roof surface.~~

- (b) Roof-mounted solar energy systems on all flat roofs: 1) shall not exceed~~extend more than~~ ten feet ~~from above~~ the roof section to which it is attached; and 2) shall not extend beyond the boundaries of the roof.
- (c) Ground-mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.

Subd. 2. ~~Additional~~ Performance Standards.

- (a) Solar energy systems may generate energy ~~in excess of~~exceeding the energy requirements of ~~a~~the property, if in compliance with utility requirements.
- (b) ~~All~~Solar energy systems shall be constructed and operated in compliance with all applicable local, state, and federal construction and electrical codes.
- (c) ~~All~~Solar energy systems ~~should~~shall be maintained in accordance with the property maintenance code, Section 405 of the City Code.
- (d) Except for required safety signage, no other signage, writing, pictures, flags, streamers, or decorative items shall be attached to a solar energy system or related support or equipment.
- (e) Obsolete ~~SES~~solar energy systems and any related support or equipment shall be removed within 12 months of cessation of operating, unless an exemption is granted by the Zoning Administrator.

21174.04. - Additional ~~R~~Requirements for ~~g~~Ground-~~m~~Mounted ~~s~~Solar ~~e~~Energy ~~s~~Systems.

In addition to the general requirements specified in Subsection 21174.03 of this Section, ground-mounted solar energy systems shall comply with the following requirements:

- Subd. 1. Ground-mounted solar energy systems shall ~~adhere to~~comply with minimum setbacks and other regulations established for accessory buildings and structures, as identified in ~~Subs~~Section 21115.04, Section 21120, and each zoning district of this Chapter.
- Subd. 2. Where applicable, ground-mounted solar energy systems may be excluded from lot coverage or impervious surface requirements if approved by the ~~z~~Zoning ~~a~~AAdministrator. Pollinator- and habitat-friendly vegetation under and around ~~the SES-solar energy systems~~ is encouraged. ~~Residents can~~ (~~r~~Refer to the Board of Water and Soil Resources Pollinator and Biodiversity Toolbox for ~~more~~ information).
- Subd. 3. Racking and support frames shall be an engineered product designed to mount PV (Photovoltaic) modules. These shall hold applicable UL (Underwriters Laboratories), ANSI (American National Standards Institute), or equivalent third-party certifications.

21174.05. - Submittal ~~R~~Requirements.

An applicant for a ~~SES~~solar energy system shall provide the following:

- Subd. 1. Information that demonstrates conformance to the requirements ~~specified in Subsections 21174.03 and 21173.04~~ of this Section, as applicable.
- Subd. 2. Application materials required for a building permit.
- Subd. 3. Specification sheets and installation manuals for all manufactured components including, but not limited to, PV modules, inverter(s), combiner box, disconnects, and mounting system.
- Subd 4. To-scale horizontal and vertical (elevation) drawings. The drawings must ~~show~~indicate the proposed location of the solar energy system: a) on the building for rooftop installations; and or b) on the property, including dimensions from lot lines, for ~~a~~ground-mounted installations-system, including the property lines.

Section 23. Amendment. Section 21175.02, Subd. 4 of the Plymouth City Code [ANTENNAS -- GENERAL STANDARDS] is amended as follows:

- Subd. 4. When applicable, written authorization for antenna ~~erection~~installation shall be provided by the property owner.

Section 24. Amendment. Section 21175.08, Subd. 3 (b) (1) of the Plymouth City Code [ANTENNAS -- PERSONAL WIRELESS SERVICE ANTENNAS] is amended as follows:

- (1) If there is no existing structure which meets the height requirements for mounting the antennas, the antennas may be mounted upon a monopole tower not exceeding 100 feet in height, except as may be authorized by conditional use permit pursuant to Section 21115.02, Subd. 2 of this Chapter. The tower shall be located on a parcel having a dimension equal to the height of the tower measured between the base of the tower located nearest the property line and said property line, unless a structural engineer licensed in the State of Minnesota specifies in writing that the collapse of the tower will occur within a lesser distance under all foreseeable circumstances.

Section 25. Amendment. Section 21185.01, Subd. 1 of the Plymouth City Code [LAND FILLING AND LAND EXCAVATION/GRADING OPERATIONS -- PERMIT REQUIRED] is amended as follows:

Subd. 1. Except for City landfilling and City land excavation/grading operations, or as may be otherwise stipulated by this Chapter, any person who proposes to add landfill or extract sand, gravel, black dirt, or other natural material from the land or grade land shall be subject to the permit requirements specified below:

Cubic Yards of Landfill or Land to be Excavated/ Graded	Permit(s) Required?
50 or less	<u>*No grading permit required.*</u>
51 or greater	Grading permit <u>is required</u> , as administered by the Engineering Division.

- * Except ~~as required~~ that the movement (landfilling, excavation, or grading) of more than ten cubic yards: 1) on steep slopes; 2) in a shore impact zone; or 3) in a bluff impact zone (all of which are defined in this Chapter) lying within the Shoreland Management Overlay District shall require a grading permit, pursuant to Section 21665.09, Subd. 2(e).

Section 26. Amendment. Section 21190.03, Subd. 2 (d) of the Plymouth City Code [SPECIALIZED HOUSING -- MANUFACTURED HOME PARKS (MOBILE HOME PARKS)] is amended as follows:

- (d) ~~Upgrading. Prior to locating a manufactured home housing unit constructed prior to 1 July 1972, on a lot within a manufactured home park within the City, said unit shall be upgraded to current life safety codes and subject to the approval of the Building Official. Any manufactured home to be brought into the city must be built and labeled after June 14, 1976.~~

Section 27. Amendment. Section 21190.04 of the Plymouth City Code [SPECIALIZED HOUSING -- ACCESSORY DWELLING UNITS] is amended as follows:

21190.04. - Accessory Dwelling Units (ADUs).

- Subd. 1. Accessory dwelling units (hereinafter referred to as “ADUs”, or as an “ADU” in the singular) may be allowed on residential lots ~~with a detached, that contain a~~ single-family detached home within the FRD, RSF-1, RSF-2, RSF-3, or single-family residential PUD district. ~~Accessory dwelling units-ADUs~~ are not allowed within, or on properties ~~with-containing,~~ apartment buildings, ~~or attached townhomes, manor homes, twin homes, duplexes, or within structures or on properties that otherwise contain more than one dwelling unit.~~
- Subd. 2. An ~~accessory dwelling unit~~ ADU may be allowed provided all ~~of the~~ following conditions are met:
- (a) An ~~accessory dwelling unit-ADU: may be located above a detached garage that is accessory to a single-family detached home;~~ i) may be internal-incorporated into an existing single-family home; ii) may be attached to a single-family home; iii) may be located above a detached garage that is attached to a single-family home; iv) may be located above a detached garage that is accessory to a single-family home; or v) may exist as a detached as-a-stand-alone accessory structure.
 - (b) ~~An-The required~~ administrative permit for ~~the accessory dwelling unit-an~~ ADU shall be applied for in advance of, or concurrently in conjunction with, the ~~application for a~~ building permit application for the ADU.
 - (c) Not more than one ~~accessory dwelling unit-ADU~~ shall be allowed per single-family detached lot.
 - (d) Any ~~accessory dwelling unit-ADU, whether attached or detached,~~ shall comply with the same minimum building setbacks ~~requirements~~ as required for the living portion of the ~~principal dwelling unit home on the lot.~~
 - (e) Except as noted in ~~(e)-(d)~~ above or as otherwise specified in this subdivision, a detached ~~accessory dwelling unit-ADU (whether located above a detached garage or existing as a detached stand-alone accessory structure)~~ shall be subject to the same regulations as provided for under Section 21120 (Accessory Buildings, Structures, and Uses) of this Chapter.
 - (f) An ~~accessory dwelling unit-ADU~~ shall be a clearly incidental and subordinate use.
 - (g) The allowed area for a detached dwelling unit shall be 30 percent of the area of the rear yard, to a maximum size of 700 square feet. If attached, the allowed maximum allowable size of an accessory dwelling unit-ADU that is attached to, or otherwise incorporated into the home, shall be up to 30 percent of the gross floor area of the home, to a maximum size of or 1,000 square feet, whichever is less. The maximum

allowable size for a detached ADU (whether located above a detached garage or existing as a detached stand-alone accessory structure) shall be up to 30 percent of the area of the rear yard or 700 square feet, whichever is less.

~~(h) Any accessory dwelling unit~~ An ADU shall be a minimum of 200 square feet in size.

~~(g)~~ The exterior design of an ~~accessory dwelling unit~~ ADU shall incorporate a similar architectural style, roof pitch, colors, and materials as the ~~principal building home~~ on the lot, and shall be compatible with the character of the surrounding residential buildings, subject to approval by the Zoning Administrator.

~~(h)~~ The owner of the property shall reside on the site, in either the principal dwelling unit or ~~in the accessory dwelling unit~~ ADU.

~~(i)~~ Rental of ~~the accessory dwelling unit~~ an ADU, or rental of the principal dwelling unit if the property owner resides in the ~~accessory dwelling unit~~ ADU, shall require a City license pursuant to Chapter IV (Housing and Redevelopment) Section 410 (Rental Licensing) of the City Code. ~~Detached accessory dwelling units shall not be rented.~~

~~(j)~~ There shall be no separate ownership of the ~~accessory dwelling unit~~ ADU.

~~(k)~~ In addition to the requirement for at least two off-street parking spaces for the home, at least One-one off-street parking space shall be provided for an ~~accessory dwelling unit~~ ADU. Adequate parking shall be shown on the permit application and shall comply with the requirements of this Chapter.

~~(l)~~ The ~~accessory dwelling unit~~ ADU shall be addressed as a separate unit with the same numerical address as the principal ~~structure dwelling unit~~ pursuant to Chapter IV Section 400 (Building Code) of the City Code.

~~(m)~~ The principal dwelling unit and ~~accessory dwelling unit~~ ADU shall be created and maintained in compliance with Chapter IV (Building ~~Code~~, Housing ~~Maintenance~~, and ~~Housing and Redevelopment Construction Regulations~~) of the City Code.

~~(n)~~ ~~The Both the~~ principal dwelling unit and ~~accessory dwelling unit~~ the ADU shall be connected to municipal sewer and water, and the ADU shall not have separate utilities from the principal ~~structure dwelling~~. If the ADU is detached, the utilities shall come from the principal dwelling unit.

~~(o)~~ The ~~accessory dwelling unit~~ ADU shall have a foundation and shall be a permanent structure.

~~(p)~~ ~~Any The~~ exterior entrance door for ~~the accessory dwelling unit~~ an ADU that is incorporated into an existing home with no expansion shall be on the side or rear of the home, or shall share the front/main entrance door with the principal dwelling unit. In such cases, a separate entrance door for the ADU is not allowed along the front façade of the home. The exterior entrance door for an ADU that is otherwise attached to the principal dwelling unit (including via a building addition or being

located above an attached garage) shall be located along the side or rear of the home. In such cases, an exterior entrance door for the ADU is not allowed along the front façade of the home. There is no restriction on the location of the exterior entrance door(s) for detached ADU's.

- (qs) The applicant must demonstrate that ~~the any~~ proposed new construction or modifications to existing construction would comply with the building code.
- (rt) ~~Accessory dwelling units ADUs are subject to and must meet any comply with all~~ applicable shoreland regulations, or structural coverage regulations, and other ordinance requirements and regulations unless explicitly exempted or modified by this section.
- (su) The maximum height for ~~accessory dwelling units ADUs~~ shall be as prescribed in the table below: applicable district, provided that in no case shall the height of a detached accessory dwelling unit exceed the height of the principal building. In the case of an accessory dwelling unit above a detached garage, the maximum height shall be 21 feet, or the height of the principal building, whichever is less.

Type of Accessory Dwelling Unit ADU	Maximum Height
Internal to <u>an existing</u> single-family home:	<u>N/A, 35 feet, or the height of the principal building, whichever is less</u>
Attached to a single-family home <u>or located above an attached garage:</u>	<u>No higher than the living portion of the principal building.</u>
Detached as a stand-alone <u>accessory</u> structure:	<u>15 feet or the height of the principal building, whichever is less.</u>
Above a detached garage:	<u>21 feet, or the height of the principal building, whichever is less.</u>

Section 28. Amendment. Section 21193.05 of the Plymouth City Code [HELISTOPS -- DISTRICT APPLICATION] is amended as follows:

21193.05. - District Application.

Helistops are allowable within the FRD (Future Restricted Development), B-C (Business Campus), I-1 (Light Industrial), I-2 (General Industrial), I-3 (Heavy Industrial), and P-I (Public/Institutional) zoning districts subject to the approval of a conditional use permit, pursuant to the procedures, general performance standards, and regulations established by Section 21015 of this Chapter. Helistops are also allowable within PUD (Planned Unit Development) zoning districts that are guided CO (Commercial Office) or ~~IP (Planned Industrial)~~ IND (Industrial) on the City's Comprehensive Land Use Guide Plan Map, pursuant to the performance standards established by this section and the procedures and regulations established by Section 21655 of this Chapter.

Section 29. Amendment. Section 21350.05, Subdivisions 3, 4, and 15 of the Plymouth City Code [FRD, FUTURE RESTRICTED DEVELOPMENT DISTRICT -- ACCESSORY USES] are amended as follows:

- Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in public or private recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.
- Subd. 4. Backup generators for residential uses, provided they comply with the placement ~~and~~ minimum setback requirements for accessory structures regulations in Section 21115.04, Subd. 1(e) of this Chapter.
- Subd. 15. Roof-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 30. Amendment. Section 21350.07, Subd. 13 of the Plymouth City Code [FRD, FUTURE RESTRICTED DEVELOPMENT DISTRICT -- CONDITIONAL USES] is amended as follows:

- Subd. 13. Wireless support structures for ~~sitting~~ siting of a small wireless facility in the public right-of-way.

Section 31. Amendment. Section 21350.11, Subd. 4 of the Plymouth City Code [FRD, FUTURE RESTRICTED DEVELOPMENT DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

- Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 32. Amendment. Section 21355.05, Subdivisions 3 and 15 of the Plymouth City Code [RSF-1, SINGLE FAMILY DETACHED DWELLING DISTRICT 1 -- ACCESSORY USES] are amended as follows:

- Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.
- Subd. 15. Roof-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 33. Amendment. Section 21355.07, Subd. 16 of the Plymouth City Code [RSF-1, SINGLE FAMILY DETACHED DWELLING DISTRICT 1 -- CONDITIONAL USES] is amended as follows:

- Subd. 16. Wireless support structures for ~~sitting~~ siting of a small wireless facility in the public right-of-way.

Section 34. Amendment. Section 21355.11, Subd. 5 of the Plymouth City Code [RSF-1, SINGLE FAMILY DETACHED DWELLING DISTRICT 1 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 5. Ground-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 35. Amendment. Section 21360.05, Subdivisions 3 and 15 of the Plymouth City Code [RSF-2, SINGLE FAMILY DETACHED DWELLING DISTRICT 2 -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 15. Roof-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 36. Amendment. Section 21360.07, Subd. 14 of the Plymouth City Code [RSF-2, SINGLE FAMILY DETACHED DWELLING DISTRICT 2 -- CONDITIONAL USES] is amended as follows:

Subd. 14. Wireless support structures for ~~sitting~~ siting of a small wireless facility in the public right-of-way.

Section 37. Amendment. Section 21360.11, Subd. 5 of the Plymouth City Code [RSF-2, SINGLE FAMILY DETACHED DWELLING DISTRICT 2 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 5. Ground-~~m~~Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 38. Amendment. Section 21365.05, Subdivisions 3 and 15 of the Plymouth City Code [RSF-3, SINGLE FAMILY DETACHED DWELLING DISTRICT 3 -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 15. Roof-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 39. Amendment. Section 21365.07, Subd. 13 of the Plymouth City Code [RSF-3, SINGLE FAMILY DETACHED DWELLING DISTRICT 3 -- CONDITIONAL USES] is amended as follows:

Subd. 13. Wireless support structures for ~~sitting~~siting of a small wireless facility in the public right-of-way.

Section 40. Amendment. Section 21365.11, Subd. 4 of the Plymouth City Code [RSF-3, SINGLE FAMILY DETACHED DWELLING DISTRICT 3 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section-~~21173~~ 21174 of this Chapter.

Section 41. Amendment. Section 21370.05, Subdivisions 3 and 15 of the Plymouth City Code [RSF-4, SINGLE AND TWO FAMILY DWELLING DISTRICT -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 15. Roof-~~m~~Mounted Solar Energy Systems, as regulated by Section-~~21173~~ 21174 of this Chapter.

Section 42. Amendment. Section 21370.07, Subd. 14 of the Plymouth City Code [RSF-4, SINGLE AND TWO FAMILY DWELLING DISTRICT -- CONDITIONAL USES] is amended as follows:

Subd. 14. Wireless support structures for ~~sitting~~siting of a small wireless facility in the public right-of-way.

Section 43. Amendment. Section 21370.11, Subd. 4 of the Plymouth City Code [RSF-4, SINGLE AND TWO FAMILY DWELLING DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section-~~21173~~ 21174 of this Chapter.

Section 44. Amendment. Section 21375.05, Subdivisions 3 and 15 of the Plymouth City Code [RMF-1, MULTIPLE FAMILY DWELLING DISTRICT 1 -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 15. Roof-~~m~~Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 45. Amendment. Section 21375.11, Subd. 4 of the Plymouth City Code [RMF-1, MULTIPLE FAMILY DWELLING DISTRICT 1 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-~~m~~Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 46. Amendment. Section 21380.05, Subdivisions 3 and 14 of the Plymouth City Code [RMF-2, MULTIPLE FAMILY DWELLING DISTRICT 2 -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 15. Roof-~~m~~Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 47. Amendment. Section 21380.11, Subd. 4 of the Plymouth City Code [RMF-2, MULTIPLE FAMILY DWELLING DISTRICT 2 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 48. Amendment. Section 21385.05, Subdivisions 3 and 14 of the Plymouth City Code [RMF-3, MULTIPLE FAMILY DWELLING DISTRICT 3 -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 14. Roof-~~m~~Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 49. Amendment. Section 21385.11, Subd. 4 of the Plymouth City Code [RMF-3, MULTIPLE FAMILY DWELLING DISTRICT 3 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-~~m~~M~~ount~~ed Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 50. Amendment. Section 21390.05, Subdivisions 3 and 14 of the Plymouth City Code [RMF-4, MULTIPLE FAMILY DWELLING DISTRICT 4 -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 14. Roof-~~m~~M~~ount~~ed Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 51. Amendment. Section 21390.11, Subd. 4 of the Plymouth City Code [RMF-4, MULTIPLE FAMILY DWELLING DISTRICT 4 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 52. Amendment. Section 21395.05, Subdivisions 3 and 12 of the Plymouth City Code [RMF-5, MULTIPLE FAMILY DWELLING DISTRICT 5 -- ACCESSORY USES] are amended as follows:

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas, ~~and~~ the uses of which are incidental and directly related to the primary use.

Subd. 12. Roof-~~m~~M~~ount~~ed Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 53. Amendment. Section 21395.11, Subd. 4 of the Plymouth City Code [RMF-5, MULTIPLE FAMILY DWELLING DISTRICT 5 -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 54. Amendment. Section 21450.05, new Subd. 4 of the Plymouth City Code [O, OFFICE DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 4. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 55. Amendment. Section 21450.05, item to be re-numbered as Subd. 7 (shown as Subd. 6 prior to adoption of this ordinance) of the Plymouth City Code [O, OFFICE DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~6~~7. Roof-~~m~~Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 56. Amendment. Section 21450.09, Subd. 1 of the Plymouth City Code [O, OFFICE DISTRICT -- INTERIM USES] is amended as follows:

Subd. 1. Temporary classroom structures for use by public or private schools.

Section 57. Amendment. Section 21450.11, Subd. 4 of the Plymouth City Code [O, OFFICE DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 58. Amendment. Section 21455 of the Plymouth City Code [C-1, CONVENIENCE COMMERCIAL DISTRICT] is deleted in its entirety, and replaced with "REPEALED" as follows:

SECTION 21455. – REPEALED (former C-1, convenience commercial district)

Section 59. Amendment. Section 21460.05, new Subd. 5 of the Plymouth City Code [C-2, NEIGHBORHOOD COMMERCIAL DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 60. Amendment. Section 21460.05, item to be re-numbered as Subd. 8 (shown as Subd. 7 prior to adoption of this ordinance) of the Plymouth City Code [C-2, NEIGHBORHOOD COMMERCIAL DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~7~~8. Roof-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 61. Amendment. Section 21460.11, Subd. 4 of the Plymouth City Code [C-2, NEIGHBORHOOD COMMERCIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 62. Amendment. Section 21465.05, new Subd. 5 of the Plymouth City Code [C-3, HIGHWAY COMMERCIAL DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 63. Amendment. Section 21465.05, item to be re-numbered as Subd. 8 (shown as Subd. 7 prior to adoption of this ordinance) of the Plymouth City Code [C-3, HIGHWAY COMMERCIAL DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~7~~8. Roof-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 64. Amendment. Section 21465.11, Subd. 4 of the Plymouth City Code [C-3, HIGHWAY COMMERCIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 65. Amendment. Section 21470.05, new Subd. 5 of the Plymouth City Code [C-4, COMMUNITY COMMERCIAL DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 66. Amendment. Section 21470.05, item to be re-numbered as Subd. 8 (shown as Subd. 7 prior to adoption of this ordinance) of the Plymouth City Code [C-4, COMMUNITY COMMERCIAL DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~7~~8. Roof-Mounted Solar Energy Systems, as regulated by Section-~~21173~~ 21174 of this Chapter.

Section 67. Amendment. Section 21470.11, Subd. 4 of the Plymouth City Code [C-4, COMMUNITY COMMERCIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section-~~21173~~ 21174 of this Chapter.

Section 68. Amendment. The “Other (Accessory Only)” section of “Table 21475-A: Use Matrix” of Section 21475.04 of the Plymouth City Code [CC, CITY CENTER DISTRICT -- ALLOWED USES] is amended as follows:

Other (Accessory Only)		
Antennas	C	§21175, §21015
Electric Vehicle Supply Equipment	P	§21120.02 (Subd. 10)
Essential Services	AP	§21475.07 (Subd. 4)
Fences	P	§21130
<u>Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.</u>	<u>P</u>	<u>§21194</u>
Radio and Television Stations	X	
Roof- m Mounted Solar Energy Systems	P	<u>§21173 §21174</u>
Signs	P	§21155

Section 69. Amendment. Section 21550.05, new Subd. 5 of the Plymouth City Code [C-5, COMMERCIAL/INDUSTRIAL DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 70. Amendment. Section 21550.05, item to be re-numbered as Subd. 8 (shown as Subd. 7 prior to adoption of this ordinance) of the Plymouth City Code [C-5, COMMERCIAL/INDUSTRIAL DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~7~~8. Roof-Mounted Solar Energy Systems, as regulated by Section-~~21173~~ 21174 of this Chapter.

Section 71. Amendment. Section 21550.11, Subd. 4 of the Plymouth City Code [C-5, COMMERCIAL/INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 72. Amendment. Section 21555.03 of the Plymouth City Code [B-C, BUSINESS CAMPUS DISTRICT -- PERMITTED USES] is amended as follows:

21555.03. - Permitted Uses.

Subject to applicable provisions of this Chapter, the following are permitted uses within the B-C District:

Subd. 1. Banks, credit unions and other financial institutions (excluding currency exchanges) with or without drive up tellers. (Drive up teller service is regulated by Section 21120.04, Subd. 3 of this Chapter.)

Subd. 2. Brewpub restaurants.

Subd. ~~23~~. Conference centers.

Subd. ~~34~~. Copy/printing services (excludes printing presses and publishing facilities).

Subd. 5. Dining restaurants.

Subd. ~~46~~. Essential services not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 21160 of this Chapter.

Subd. ~~57~~. Governmental and public utility buildings and structures, including public works type facilities, excluding outdoor storage.

Subd. ~~68~~. Laboratories.

Subd. ~~79~~. Offices, administrative/commercial.

Subd. ~~810~~. Offices/clinics for medical, dental, or chiropractic services.

Subd. ~~911~~. Radio and television stations.

Subd. ~~1012~~. Reception halls/event centers, with or without catering services.

Subd. ~~1113~~. Religious institutions such as churches, chapels, temples, synagogues, mosques limited to worship and directly related social events.

Subd. ~~1214~~. Sexually oriented businesses - accessory (as regulated by Section 21195 of this Chapter.

Subd. ~~13~~15. Sports and fitness clubs.

Subd. ~~14~~16. Trade schools.

Subd. ~~15~~17. Tutoring/learning centers.

Subd. ~~16~~18. Wholesale showrooms.

Section 73. Amendment. Section 21555.05, new Subd. 5 of the Plymouth City Code [B-C, BUSINESS CAMPUS DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 74. Amendment. Section 21555.05, item to be re-numbered as Subd. 9 (shown as Subd. 8 prior to adoption of this ordinance) of the Plymouth City Code [B-C, BUSINESS CAMPUS DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~8~~9. Roof-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 75. Amendment. Section 21555.07 of the Plymouth City Code [B-C, BUSINESS CAMPUS DISTRICT -- CONDITIONAL USES] is amended as follows:

21555.07. - Conditional Uses.

Subject to applicable provisions of this Chapter, the following are conditional uses in the B-C District and require a conditional use permit based upon procedures set forth in and regulated by Section 21015 of this Chapter. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 21015.02, Subd. 5 and 21015.04 of this Chapter.

Subd. 1. Antennas not located upon an existing structure or existing tower, as regulated by Section 21175 of this Chapter.

~~Subd. 2. Brewpub restaurants not exceeding 15 percent of the total gross floor area of the building in which it is located, provided that no drive-through window service shall be provided.~~

Subd. ~~3~~2. Buildings in excess of height limitations as specified in Section 21555.13 of this Chapter, provided that:

- (a) For each additional five feet in height above the maximum building height specified in this district, the front and side yard setback requirements shall be increased by one foot.
- (b) The construction does not limit solar access to abutting and/or neighboring properties.

Subd. ~~43~~. Corporate Lodging.

Subd. ~~54~~. Day care facilities as a principal or accessory use, provided that the use complies with [Section 21150](#) of this Chapter.

~~Subd. 6. Dining restaurants not exceeding 15 percent of the gross floor area of the building in which it is located, provided that no drive-through window service shall be included.~~

Subd. ~~75~~. Entertainment, live; in association with a restaurant.

Subd. ~~86~~. Essential services requiring a conditional use permit pursuant to [Section 21160](#) of this Chapter.

Subd. ~~97~~. Essential service structures (as defined by [Section 21005](#) of this Chapter) that exceed five feet in height or 20 square feet in area, necessary for the health, safety and general welfare of the City, excluding public works type facilities, provided that equipment is completely enclosed in a permanent structure with no outside storage.

Subd. ~~108~~. Extended stay hotels provided that more than 50 percent of the rooms shall have cooking facilities.

Subd. ~~119~~. Helistops, as regulated by [Section 21193](#) of this Chapter.

Subd. ~~1210~~. High technology industrial uses provided that:

- (a) All activities and storage of equipment and materials take place completely within the principal building.
- (b) The use does not create negative impacts on surrounding uses due to odors, smoke, dust, noise or vibration.

Subd. ~~1311~~. Hotels ~~provided that the facility provides that include a dining restaurant open to the public and food service with optional on-sale liquor.~~

Subd. ~~1412~~. Manufacturing, compounding, assembly, packaging, warehousing (excluding explosives and hazardous waste), or treatment of merchandise or commodities as an accessory use provided that:

- (a) The use is accessory to an allowable use within this district.
- (b) No outside storage is associated with the use.

- (c) The area devoted to the accessory use shall not exceed 40 percent of the gross leased floor area.

Subd. ~~1513~~. Retail commercial activities, personal services and food service (cafeteria, delicatessen, coffee house) as an accessory use provided that:

- (a) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the C-1 Zoning District.
- (b) The activity is located within a structure whose principal use is not commercial sales.
- (c) All such activities are conducted in a clearly defined area of the principal building reserved exclusively for such use. Said area must be physically segregated from other principal activities in the building.
- (d) The area devoted to such activity shall not occupy more than 15 percent of the gross floor area of the building.
- (e) Hours of operation are limited to 6:00 a.m. to 10:00 p.m. unless specifically modified by the City Council.
- (f) No directly or indirectly illuminated sign or sign in excess of ten square feet identifying the name of the business shall be visible from the outside of the building.
- (g) No signs or posters of any type advertising products for sale or services shall be visible from the outside of the building.

Section 76. Amendment. Section 21555.11, Subd. 4 of the Plymouth City Code [B-C, BUSINESS CAMPUS DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 77. Amendment. Section 21560.03, Subd. 19 of the Plymouth City Code [I-1, LIGHT INDUSTRIAL DISTRICT -- PERMITTED USES] is amended as follows:

Subd. 19. Showrooms for flooring (carpet, wood, etc.) and/or for ~~Stone-stone~~ and tile ~~showrooms~~.

Section 78. Amendment. Section 21560.05, new Subd. 5 of the Plymouth City Code [I-1, LIGHT INDUSTRIAL DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 79. Amendment. Section 21560.05, item to be re-numbered as Subd. 9 (shown as Subd. 8 prior to adoption of this ordinance) of the Plymouth City Code [I-1, LIGHT INDUSTRIAL DISTRICT - ACCESSORY USES] is amended as follows:

Subd. ~~89~~. Roof-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 80. Amendment. Section 21560.11, Subdivisions 3 and 5 of the Plymouth City Code [I-1, LIGHT INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] are amended as follows:

Subd. 3. Commercial recreation, indoor, provided there would be sufficient parking as determined by Zoning Administrator.

Subd. 5. Ground-~~m~~Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 81. Amendment. Section 21565.03, Subd. 22 of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- PERMITTED USES] is amended as follows:

Subd. 22. Showrooms for flooring (carpet, wood, etc.) and/or for Stone-stone and tile-showrooms.

Section 82. Amendment. Section 21565.05, new Subd. 5 of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 83. Amendment. Section 21565.05, item to be re-numbered as Subd. 9 (shown as Subd. 8 prior to adoption of this ordinance) of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~89~~. Roof-Mounted Solar Energy Systems, as regulated by Section-21173 21174 of this Chapter.

Section 84. Amendment. Section 21565.07, Subd. 7 of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- CONDITIONAL USES] is deleted as follows, and subsequent items shall be re-numbered accordingly:

Subd. 7. Commercial recreation, indoor (e.g., bowling alleys, roller rinks).

Section 85. Amendment. Section 21565.11, new Subd. 3 of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 3. Commercial recreation, indoor, provided there would be sufficient parking as determined by the Zoning Administrator.

Section 86. Amendment. Section 21565.11, item to be re-numbered as Subd. 5 (shown as Subd. 4 prior to adoption of this ordinance) of the Plymouth City Code [I-2, GENERAL INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. ~~45~~. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 87. Amendment. Section 21570.07, new Subd. 5 of the Plymouth City Code [I-3, HEAVY INDUSTRIAL DISTRICT -- ACCESSORY USES] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.

Section 88. Amendment. Section 21570.07, item to be re-numbered as Subd. 9 (shown as Subd. 8 prior to adoption of this ordinance) of the Plymouth City Code [I-3, HEAVY INDUSTRIAL DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. ~~89~~. Roof-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 89. Amendment. Section 21570.09, Subd. 7 of the Plymouth City Code [I-3, HEAVY INDUSTRIAL DISTRICT -- CONDITIONAL USES] is deleted as follows, and subsequent items shall be re-numbered accordingly:

~~Subd. 7. Commercial recreation, indoor (e.g., bowling alleys, roller rinks).~~

Section 90. Amendment. Section 21570.13, new Subd. 3 of the Plymouth City Code [I-3, HEAVY INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is added as follows, and subsequent items shall be re-numbered accordingly:

Subd. 3. Commercial recreation, indoor, provided there would be sufficient parking as determined by the Zoning Administrator.

Section 91. Amendment. Section 21570.13, item to be re-numbered as Subd. 5 (shown as Subd. 4 prior to adoption of this ordinance) of the Plymouth City Code [I-3, HEAVY INDUSTRIAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. ~~45~~. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 92. Amendment. Section 21650.03, Subd. 4 of the Plymouth City Code [P-I, PUBLIC/INSTITUTIONAL DISTRICT -- PERMITTED USES] is amended as follows:

Subd. 4. Governmental and public utility (essential service) buildings, ~~and~~ structures and uses, including public works ~~type~~ facilities, ~~excluding outdoor storage except as may otherwise be addressed and regulated by this Chapter.~~

Section 93. Amendment. Section 21650.05, Subd. 9 of the Plymouth City Code [P-I, PUBLIC/INSTITUTIONAL DISTRICT -- ACCESSORY USES] is amended as follows:

Subd. 9. Roof-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 94. Amendment. Section 21650.11, Subd. 4 of the Plymouth City Code [P-I, PUBLIC/INSTITUTIONAL DISTRICT -- USES BY ADMINISTRATIVE PERMIT] is amended as follows:

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section ~~21173~~ 21174 of this Chapter.

Section 95. Amendment. Section 21655 of the Plymouth City Code [PUD, PLANNED UNIT DEVELOPMENT DISTRICT] is amended as follows:

SECTION 21655. - PUD, PLANNED UNIT DEVELOPMENT DISTRICT

21655.01. - Purpose and Intent.

The purpose of the Planned Unit Development District (PUD) is to provide a comprehensive procedure intended to allow greater flexibility in the development of neighborhoods or non-residential areas than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. The intent of this section is to:

Subd. 1. Provide for the establishment of Planned Unit Development (PUD) zoning districts in appropriate settings and situations, to create or maintain a development pattern that complies with the City's Comprehensive Plan.

- Subd. 2. Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this Chapter.
- Subd. 3. Provide for variations to the strict application of the land use regulations in this Chapter in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that exceed the City's standards to offset the effect of any variations.
- Subd. 4. Promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City.
- Subd. 5. Preserve and enhance natural features and open spaces.
- Subd. 6. Maintain or improve the efficiency of public streets and utilities.
- Subd. 7. Ensure the establishment of appropriate transitions between differing land uses.
- Subd. 8. Provide for the maintenance of, and an amendment procedure for, those planned unit developments listed in Section 21100.02 Subd. 2(b) of this Chapter.

21655.02. - Uses.

All permitted uses, permitted accessory uses, conditional uses, interim uses, and uses allowed by administrative permit contained in Sections 21350 through 21650 of this Chapter shall be treated as potentially allowable uses within a PUD District, provided they would be allowable on the site under the City's Comprehensive Plan.

21655.03. - Setbacks, Lot Area, and Building Height.

The various setback, lot area, and height regulations of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purposes described in Section 21655.01.

21655.04. - Integrated Design.

A PUD shall consist of a harmonious arrangement and selection of land uses in groupings of buildings that are planned and designed as an integrated unit. The integrated design shall include elements such as building orientation and materials, utilities, parking areas, traffic and pedestrian circulation, and open spaces.

21655.05. - Pre-Application Sketch Review.

Prior to the filing of a PUD general plan application, the applicant may submit a sketch of the project to the Zoning Administrator. The sketch will be reviewed in accordance with Section 21045.03 of this Chapter.

21655.06. - General Plan.

A PUD general plan is a plan and supportive text depicting general land use, circulation, open space, utilities, etc., for parcels of land within a PUD.

- Subd. 1. Application Procedure: PUD zoning applications shall be processed according to the evaluation criteria and procedures outlined in Section 21010.01 of this Chapter. The general plan shall be accompanied by a fee and a cash escrow as set forth in the City Code. Costs of City time and materials expended in reviewing and processing the general plan application shall be charged against the cash escrow account and credited to the City. If, at any time, the balance in the cash escrow account is depleted to less than ten percent of the originally required cash escrow amount, the applicant shall deposit additional funds in the cash escrow account as determined by the Zoning Administrator. Any balance remaining in the cash escrow account upon completion of the general plan review process shall be returned to the applicant after all claims and charges thereto have been deducted.
- Subd. 2. Information Requirement:
- (a) The information required for all PUD general plan applications shall be as specified in Section 21045.07 of this Chapter.
 - (b) The Zoning Administrator, Planning Commission, and/or City Council may excuse an applicant from submitting any specific item of information or document required by this section which it finds to be unnecessary to the consideration of the specific PUD being considered.
- Subd. 3. Zoning Enactment: A rezoning of a parcel of land to PUD shall not become effective until such time as the City Council approves an ordinance reflecting said amendment, which shall take place at the time the City Council approves the general plan.

21655.07. - Final Plan.

After approval of the general plan, the applicant may apply for final plan approval for all or a portion of the PUD. The final plan shall be accompanied by a fee as set forth in the City Code. The applicant shall submit the following material for review by and approval of the Zoning Administrator prior to issuance of any building permit(s).

- Subd. 1. If the PUD will be developed in different phases, the applicant shall submit a phasing plan for construction of the various elements of the entire PUD.
- Subd. 2. Development plans in final form, based on the approved general plan, covering that portion of the PUD where building permits will be requested under the phasing plan.

- Subd. 3. Proof of recording any easements and restrictive covenants prior to sale of any land or dwelling unit within the PUD and of the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or common open space or service facility.
- Subd. 4. All certificates, seals and signatures required for the dedication of land and recording of documents.
- Subd. 5. Any other plans, agreements or specifications necessary for the Zoning Administrator to review the proposed final plan.
- Subd. 6. Single-family developments and PUD districts approved for only one building shall be exempt from the requirement for a PUD final plan.

21655.08. - Periodic PUD Review.

The City Council may require periodic review of a PUD as a condition to approval of a PUD General Plan ~~in order~~ to ensure compliance with the conditions of the PUD. At such time the City Council may, at its discretion, choose to take additional testimony on the PUD.

21655.09. - Plan Modification/Amendment of A PUD.

- Subd. 1. **Amendment for existing single- and two-family PUDs.** Amendments for existing single- and two-family PUDs shall follow the same review procedure as established for a major variance, as set forth in Section 21030.04, Subd. 2(b) of this Chapter.
- Subd. 2. **Minor Plan Modification/Amendment.** Plan modifications/amendments qualifying as minor as defined by Section 21045.08, Subd. 1 of this Chapter, shall be processed pursuant to that section.
- Subd. 3. **Major Modification/Amendment.** The same review procedure shall be followed for a major modification/amendment of a PUD as was followed with respect to the PUD general plan, as outlined in Section 21655.06 of this Chapter.

21655.10. - General Requirements.

- Subd. 1. **Records.** The Zoning Administrator shall maintain a record of all PUD zones approved by the City, including all pertinent project plans, any conditions imposed on a project by the City Council, and such other information as the Zoning Administrator may deem appropriate.
- Subd. 2. **Withdrawal of an Application.** Any application under this section may be withdrawn by an applicant without prejudice at any time prior to final City Council action thereon.

- Subd. 3. **Platting of a PUD.** In the event that a PUD is to be subdivided into lots or parcels for the purpose of separate ownership, such PUD shall be platted under the platting procedures contained in the Plymouth Subdivision Ordinance and the related requirements of Hennepin County. The preliminary plat shall be processed in conjunction with the general plan as outlined in Section 21655.08. A separate action on the final plat shall be processed before the City Council prior to the approval of a Final Plan.
- Subd. 4. **Conveyance of Property Within a PUD.** In the event that any real property within an approved PUD is conveyed in total or in part, the buyer(s) thereof shall be bound by all provisions of the PUD and the general plan for that project. However, nothing in this Chapter shall be construed as to make such conveyed property non-conforming with regard to normal zoning standards as long as the conveyed property conforms with the approved PUD and the general plan for a project.
- Subd. 5. **Agreement/Financial Guarantee.** Following the approval of the general plan but prior to final plan approval, the applicant shall enter into an agreement with the City relating to the terms of the PUD, and shall also provide such financial guarantees as the City requires or deems necessary. Such agreement may take the form of: 1) a development contract; and/or 2) a Site Improvement Performance Agreement; and/or 3) another form of legally binding instrument as may be required by the City.
- Subd. 6. A PUD final plan shall expire one year from the date of its approval, unless: 1) the applicant commences the authorized use within that period; or 2) the applicant applies for an extension before the expiration of the one-year period. The request for extension shall state facts showing a good faith attempt to complete or commence the use permitted by the PUD final plan. A request for an extension not exceeding one (1) additional year shall be subject to the review and approval of the Zoning Administrator. Should a second extension of time or any extension of time longer than one (1) additional year be requested by the applicant, it shall be presented to the City Council for a decision.

21655.105. - Reference to Pre-Existing PUDS.

Planned Unit Developments that pre-date the adoption of this Chapter but remain in force are addressed in Section 21100.02, Subd. 2 of this Chapter.

21655.11. - PUD 81-1 (Northwest Business Campus).

Amendment for ~~Lot 1, Block 2, Northwest Business Campus 4th Addition~~ Red Robin Restaurant and others:

- Subd. 1. **~~Location. Legal Description.~~** The property affected by ~~the this~~ PUD amendment is located at the northeast corner of Highway 55 and Northwest Boulevard, and is legally described as ~~Lot 2 4, of Block 1, NORTHWEST BUSINESS CAMPUS 14TH ADDITION-Northwest Business Campus 13th Addition and Lots 1—4, Block 1, Northwest Business Campus 14th Addition,~~ NORTHWEST BUSINESS CAMPUS 14TH ADDITION-Northwest Business Campus 13th Addition and Lots 1—4, Block 1, Northwest Business Campus 14th Addition, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the ~~NW Business Center Campus PUD plans received by the City on December 20, 1996, and January 6, 1997, except as amended by City Council Resolution 97-78 on file in the Office of the Zoning Administrator under File 96155, together with the Red Robin PUD amendment plans received by the City on December 24, 2002 (to allow subdivision of subdivide Lot 4, Block 1, Northwest Business Campus 14th-14th Addition into two parcels for the development of two-restaurant buildings) at the northeast corner of State Highway 55 and Northwest Boulevard, except at amended as approved~~ by City Council Resolution 2003-045 on file in the Office of the Zoning Administrator under File 2002152; ~~and together with the Starbucks/Jimmy John's PUD amendment plans (to allow a free-standing building with a restaurant and a coffee house with a drive-through) as amended-approved~~ by City Council Resolution 2005-249 for a PUD Amendment to allow a free-standing restaurant building with a restaurant and a coffee house with a drive-through on file in the Office of the Zoning Administrator under file-File 2005039.

21655.12. - Plymouth Technology Park PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located north of Schmidt Lake Road along both sides of Cheshire Parkway, and is legally described as Lots 2 and 3, of Block 1, PLYMOUTH TECHNOLOGY PARK, Plymouth Technology Park, Hennepin County, Minnesota, and Lots 1, 2, and 3, of Block 1, PLYMOUTH TECHNOLOGY PARK 2ND ADDITION, Plymouth Technology Park 2nd Addition, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Plymouth Technology Park PUD plans ~~received by the City on February 28, 1997, except as amended~~ approved by City Council Resolution 97-214, on file in the Office of the Zoning Administrator under File 97003.

Subd. 3. **Allowable Uses.**

- (a) The uses allowed on Lot 2, Block 1, Plymouth Technology Park, and on Lots 1, 2, and 3, Block 1, Plymouth Technology Park 2nd Addition shall include any permitted, accessory, conditional, or interim uses allowed in the I-1 district. Such I-1 uses shall be considered "permitted" in this portion of the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the I-1 district shall be considered "administrative" in this portion of the PUD.
- (b) The uses allowed on Lot 3, Block 1, Plymouth Technology Park shall include any permitted, accessory, conditional, or interim uses allowed in the I-2 district. Such I-2 uses shall be considered "permitted" in this portion of the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the I-2 district shall be considered "administrative" in this portion of the PUD.

21655.13. - Pike Lake Woods PUD.

Subd. 1. **~~Location. Legal Description.~~** This PUD is located north of County Road 10 at Deerwood and Forestview Lanes, and is legally described as Lots 1—6 Lots 1-6, of Block 1, and Lot 1, of Block 2, PIKE LAKE WOODS, Pike Lake Woods, Hennepin County, Minnesota, and Lots 1—4 Lots 1-4, of Block 1, and Lots 1—7 Lots 1-7, of Block 2, PIKE LAKE WOODS 2ND ADDITION, Pike Lake Woods 2nd Addition, Hennepin County, Minnesota, and Lots 1—24 and Lots 1-24, of Block 1, and Lots 1—4 Lots 1-4, of Block 2, PIKE LAKE WOODS 3RD ADDITION, Pike Lake Woods 3rd Addition, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Pike Lake Woods PUD plans ~~received by the City on June 27, 1997, except as amended~~ approved by City Council Resolution 97-573, on file in the Office of the Zoning Administrator under File 97079; ~~together with and~~ the Pike Lake Woods 2nd Addition and Pike Lake Woods 3rd Addition PUD plans ~~received by the City on June 5, 1998, July 9, 1998 and July 31, 1998, except as amended~~ approved by City Council Resolution 98-543, on file in the Office of the Zoning Administrator under File 98108; ~~and together with~~ the revised impervious surface area calculations ~~received by the City on June 28, 1999, except as amended~~ approved by City Council Resolution 99-334, on file in the Office of the Zoning Administrator under File 99057.

Subd. 3. **Allowable Uses.**

- (a) The uses allowed on the residential property in Pike Lake Woods PUD shall include any permitted, accessory, conditional, or interim uses allowed in the RMF-1 district. Such RMF-1 uses shall be considered "permitted" in the residential portion of the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the RMF-1 district shall be considered "administrative" in the residential portion of the PUD.
- (b) The uses allowed on the commercial property in the Pike Lake Woods PUD (Lot 1, Block 2, Pike Lake Woods) shall include any permitted, accessory, conditional, or interim uses allowed in the C-2 district. Such C-2 uses shall be considered "permitted" in the commercial portion of the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the C-2 district shall be considered "administrative" in the commercial portion of the PUD.

Subd. 4. **Development Standards.**

- (a) Development standards for the residential property shall be as specified in the RMF-1 zoning district, except that the side yard setback shall be six feet (regardless of the location of the garage).
- (b) Setback restrictions along the periphery of the commercial property (Lot 1, Block 2, Pike Lake Woods) are as follows:
 - (1) Front yard setback of 75 feet
 - (2) Side yard building setback of 75 feet

(3) Rear yard building setback of 75 feet

- (c) Other development standards shall be as indicated on the approved PUD ~~general plans~~ as cited in Subd. 2 above.

21655.14. - The Plymouth Collection PUD.

- Subd. 1. ~~Location. Legal Description.~~ This PUD is located at the northwest corner of Rockford Road and I-494 and is legally described as ~~Lots 1—4 Lots 1-4, of~~ Block 1, PLYMOUTH COLLECTION ~~Plymouth Collection~~, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are ~~the~~ The Plymouth Collection PUD plans ~~received by the City on July 14, 1997, except as amended approved~~ by City Council Resolution 97-528, on file in the Office of the Zoning Administrator under File 97070; ~~Also incorporated herein by reference is together with~~ the Plymouth Collection master sign plan ~~received by the City on February 18, 1998, except as amended approved~~ by City Council Resolution 98-171, on file in the Office of the Zoning Administrator under File 98014.
- Subd. 3. **Allowable Uses.** The uses allowed in this PUD shall include any permitted, accessory, conditional, or interim uses allowed in the ~~C-1 and~~ C-2 districts. In addition, the following uses shall be allowed in the PUD provided they do not exceed 20,000 square feet in building area on an individual basis: 1) appliance and electronic stores; 2) book, office supply, and stationary stores; 3) car wash accessory to a convenience grocery market with motor fuel sales; 4) drive-through restaurant; 5) dry cleaning including plant and accessory pressing and repair; 6) fabric/notions stores; 7) free-standing dining restaurant with liquor service; 8) furniture stores; 9) jewelry stores; 10) music stores; 11) sewing machine sales and service; and 12) toy stores. All the uses listed above shall be considered "permitted" in the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the ~~C-1 and~~ C-2 districts shall be considered "administrative" in the PUD.
- Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Pp~~ Plans cited in Subd. 2 above.

21655.15. - PUD 83-1 (Parkers Lake).

Amendment for Shenandoah Woods Apartments: Outlot B, Parkers Lake North 5th ~~Addition:~~

- Subd. 1. ~~Location. Legal Description.~~ The property affected by ~~the this~~ PUD ~~Aa~~ amendment is located at 2205 Shenandoah Lane North, and is legally described as Lot 1, of Block 1, SHENANDOAH APARTMENTS, ~~Shenandoah Apartments~~, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Shenandoah Woods Apartments PUD amendment plans ~~received by the City on April 17, 1997 and June 6, 1997, except as amended approved~~ by City Council Resolution 97-465, on file in the Office of the Zoning Administrator under File 97047.

Subd. 3. **Allowable Uses.** The allowable use is a 64-unit apartment building, along with the following accessory uses:

- (a) Keeping of animals subject to [Section 21170](#) of the Chapter.
- (b) Home occupations and home offices as regulated by [Section 21145](#) of this Chapter.
- (c) Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.
- (d) Radio and television receiving antennas including single satellite dish TVROs one meter or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by [Section 21175](#) of this Chapter.

Subd. 4. **Development Standards.** Minimum development standards shall be indicated on the approved PUD ~~General Plan Amendment plans cited in Subd. 2 above.~~

21655.16. - PUD 83-1 (Parkers Lake).

Amendment for ~~Lot 1, Block 1, Parkers Lake North 5th Addition~~ Alternative Living Services:

- Subd. 1. ~~Location. Legal Description.~~ The property affected by ~~the this~~ PUD Amendment is located at 15855 22nd Avenue North, and is legally described as Lot 1, of Block 1, PARKERS LAKE NORTH 5TH ADDITION ~~Parkers Lake North 5th Addition~~, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Alternative Living Services PUD amendment plans received by the City on June 27, 1997, July 25, 1997 and August 6, 1997, except as amended-approved by City Council Resolution 97-493, on file in the Office of the Zoning Administrator under File 97094.
- Subd. 3. **Allowable Uses.** The allowable use ~~on Lot 1, Block 1,~~ is a 52-resident senior assisted living residence.
- Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plan Amendment as plans~~ cited in Subd. 2. ~~Above above.~~

21655.17. - The Village at Bassett Creek PUD.

- Subd. 1. ~~Location. Legal Description.~~ This PUD is located south of 10th Avenue at Revere Lane, and is currently-legally described as follows: All lots and blocks, and Outlots C and D within the plat recorded at Hennepin County as THE VILLAGE AT BASSETT CREEK; and Lot 1 of Block 1,

~~BASSETT CREEK OFFICE CENTRE, Hennepin County, Minnesota. Lots 1—13, Block 1; Lots 1—60, Block 2; Lot 1, Block 3; and Outlots A, B, C and D, the Village at Bassett Creek, Hennepin County, Minnesota.~~

Subd. 2. Incorporated herein by reference are the Village at Bassett Creek PUD plans ~~received by the City on August 4, 1997, except as amended approved~~ by City Council Resolution 97-517, on file in the Office of the Zoning Administrator under File 97080; ~~and together with~~ the plans revising the wetland buffer setback (to provide for cantilevered areas) ~~received by the City on January 15, 1999, except as amended approved~~ by City Council Resolution 99-120, on file in the Office of the Zoning Administrator under File 99004; ~~and~~ together with the plans ~~received by the City on May 22, 2007 for the commercial office development, except as may be amended approved~~ by City Council Resolution 2007-299, on file in the Office of the Zoning Administrator under File 2006111; and ~~together with the PUD amendment plans the Villas of Bass Creek PUD amendment and plans received by the City on August 25, 2023, with additional information on October 26, 2023, December 11, 2023, December 13, 2023, and December 22, 2023, except as may be amended for a mixed-use development in lieu of the commercial office development as approved~~ by City Council Resolutions ~~2024-067, and 2024-069~~ on file in the Office of the Zoning Administrator under File 2023060.

Subd. 3. **Allowable Uses.**

- (a) The uses allowed on Blocks ~~1—3-1 and 2, THE VILLAGE AT BASSETT CREEK~~ (the townhome site) ~~in the Village at Bassett Creek PUD~~ shall include any permitted, accessory, conditional, or interim uses allowed in the RMF-4 district. Such RMF-4 uses shall be considered "permitted" in this portion of the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the RMF-4 district shall be considered "administrative" in this portion of the PUD.
- (b) The use allowed on Block ~~5-3, THE VILLAGE AT BASSETT CREEK~~ (the senior apartment site) ~~in the Village of Bassett Creek PUD~~ is senior housing and related accessory uses. This use shall be considered "permitted" in this portion of the PUD, provided it complies with any conditions specified for such use. Additionally, the uses listed as uses by administrative permit in the RMF-4 district shall be considered "administrative" in this portion of the PUD.
- (c) The uses allowed on Lot 1, ~~of~~ Block 1, BASSETT CREEK OFFICE CENTRE (the mixed-use site) ~~in the Village of Bassett Creek PUD~~ shall include the following:
 - One five to six-story apartment building with 330-units and associated parking.
 - One 5,600 square foot retail building with additional 5,000 square feet of retail available in the apartment building. Any permitted, or accessory uses allowed in the C-3 district shall be considered "permitted" in this portion of the PUD. Additionally, the uses listed as uses by administrative permit in the C-3 district shall be considered "administrative" in this portion of the PUD.
 - 12 townhomes.

Subd. 4. **Development Standards.** ~~Development standards shall be as indicated on the PUD general plan approved by City Council Resolution 2024-069, on file in the office of the Zoning Administrator under file 2023060.~~

- (a) Development standards for Blocks ~~1—3~~ 1 and 2, THE VILLAGE AT BASSETT CREEK (the ~~townhouse townhome~~ site) shall be as specified under the RMF-4 zoning district, except that upper level cantilevers may encroach one-foot four inches into the required wetland buffer setback for ~~Lots 1—12~~ Lots 1-12, Block 1 and ~~Lots 1—35~~ Lots 1-35, Block 2, pursuant to the PUD amendment under File 99004.
- (b) Development standards for Block ~~5-3~~ THE VILLAGE AT BASSETT CREEK (the senior apartment site) shall be as specified under the O zoning district.
- (c) Development standards for Lot 1 of Block 4-1, BASSETT CREEK OFFICE CENTRE (the ~~commercial-office mixed-use~~ site) shall be as ~~specified under the O zoning district indicated on the approved PUD amendment plans under File 2023060, as cited in Subd. 2 above.~~

21655.18. - PUD 91-1 (Seven Ponds North).

Amendment for Plymouth Station:

Subd. 1. **Location.** ~~Legal Description.~~ ~~This The property affected by this PUD amendment is located at the southeast corner of Highway 55 and County Road 24, and is legally described as Lots 1 and 2, of Block 1 and Outlot A, PLYMOUTH STATION Plymouth Station Addition, Hennepin County, Minnesota.~~

Subd. 2. Incorporated herein by reference are the Plymouth Station PUD amendment plans received by the City on August 1, 1997 and August 5, 1997, except as amended approved by City Council Resolution 97-533, on file in the Office of the Zoning Administrator under File 96193; together with the Plymouth Station master sign plan received by the City on March 6, 1998, March 11, 1998, and March 12, 1998, except as amended approved by City Council Resolution 98-256, on file in the Office of the Zoning Administrator under File 97187; together with the revision to the sloped roof design standards received by the City on April 17, 1998, except as amended approved by City Council Resolution 98-308, on file in the Office of the Zoning Administrator under File 98065; together with the revision to the PUD general plan for the day care building received by the City on July 21, 1999, except as amended approved by City Council Resolution 99-386, on file in the Office of the Zoning Administrator under File 99077; together with the revision to the PUD general plan to extend the phasing plan received by the City on March 31, 2000, except as amended as approved by City Council Resolution 2000-251, on file in the Office of the Zoning Administrator under File 20042; together with the revision to Condition No. 7 of Resolution 97-533 allowing certain temporary outdoor events and sales, as amended approved by City Council Resolution 2004-249, on file in the Office of the Zoning Administrator under File 2004032; together with the revision to the PUD general plan to extend the construction deadline for a daycare building and revise the master sign plan

~~received by the City on June 30, 2006, as amended-approved~~ by City Council Resolution 2006-359, on file in the Office of the Zoning Administrator under File 2006058; ~~together with~~ the revision to Condition No 4 of Resolution 97-533 allowing clothes sales not to exceed a total of 6,656 square feet as a permitted use, as ~~amended-approved~~ by City Council Resolution 2011-198, on file in the Office of the Zoning Administrator under File 2011028; ~~together with~~ the revision to the PUD general plan to allow ~~the following for the Plymouth Station Auto Center: 1)~~ a building addition and ~~2)~~ installation of electronic elements within the existing monument sign, ~~for Plymouth Station Auto Center~~ as ~~amended-approved~~ by City Council Resolution 2012-019, on file in the Office of the Zoning Administrator under File 2011072; ~~and together with~~ the revision to Condition No. 7 of Resolution 97-533 to allow outdoor display (permanent) of windshield washer fluid, firewood, and water softener salt at the gas station ~~site-~~located on Lot 2, ~~of~~ Block 1 upon issuance of an administrative permit, as ~~amended-approved~~ by City Council Resolution ~~2021-18, 2021-314~~ on file in the Office of the Zoning Administrator under File 2021071; ~~and together with the revision to the PUD general plans to allow a drive-up ATM for the Plymouth Station Chase Bank~~ as ~~amended-approved~~ by City Council Resolution 2022-139, on file in the Office of the Zoning Administrator under File 2021055; ~~the revision to the PUD general plan to allow a drive-up ATM for the Plymouth Station Chase Bank.~~

Subd. 3. **Allowable Uses.** The allowable uses are any permitted, accessory, conditional or interim uses (except the interim use entitled seasonal farmer's market and produce sales, as outlined in Section [21460.09](#), Subd. 2 of the Zoning Ordinance) allowed in the ~~C-1 and C-2 Zoning Districts~~ and a grocery superstore not exceeding 65,000 square feet and a clothing store not to exceed 6,656 square feet. In addition, the following uses shall be permitted in the PUD provided they do not exceed 10,000 square feet in building area on an individual basis: 1) appliance and electronic stores; 2) auto repair-minor; 3) book, office supply, and stationary stores; 4) car wash accessory to a convenience grocery market with motor fuel sales; 5) drive-through restaurant; 6) fabric/notions stores; 7) free-standing dining restaurant with liquor service; 8) jewelry stores; 9) music stores and 10) toy stores. All the uses listed above shall be considered as "permitted" uses in the PUD, provided they comply with all development standards and conditions for such uses under the most restrictive corresponding conventional zoning district. Temporary outdoor events and sales are allowable upon the granting of an administrative permit, provided they are limited to the sale of sporting goods items sold from a business in the PUD, produce, vegetables, flowers, plants and similar items and do not occur within the southerly 350 feet of the PUD, and that only one sales event shall occur at a time per property, and are in accordance with the regulations established in Section [21455.11](#), Subd. 8(c) of the Zoning Ordinance. Additionally, outdoor display (permanent) of windshield washer fluid, firewood, and water softener salt as an accessory use to the gas station on Lot 2 of Block 1 is allowable upon the granting of an administrative permit, provided the use complies with Section [21455.11](#), Subd. 5 of the Zoning Ordinance.

Subd. 4. **Development Standards.** Minimum development standards shall be indicated on the approved PUD ~~General Plan Amendment as plans~~ cited in Subd. 2 above.

21655.19. - Gramercy Park PUD.

- Subd. 1. **~~Location. Legal Description.~~** The ~~This~~ PUD is located at 10400 45th Avenue North, and is legally described as Lot 1, of Block 1, ~~Gramercy Park Plymouth, GRAMERCY PARK PLYMOUTH,~~ Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Gramercy Park PUD plans ~~received by the City on August 8, 1997, except as amended approved~~ by City Council Resolution 97-661, on file in the Office of the Zoning Administrator under File 97095.
- Subd. 3. **Allowable Uses.** The allowable use ~~on Outlot A~~ is a 56-unit senior co-op apartment building, along with the following accessory uses:
- (a) Keeping of animals subject to Section 21170 of the Chapter.
 - (b) Home occupations and home offices as regulated by Section 21145 of this Chapter.
 - (c) Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.
 - (d) Radio and television receiving antennas including single satellite dish TVROs one meter or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 21175 of this Chapter.
- Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plan Amendment plans cited in Subd. 2 above.~~

21655.20. - PUD 83-1 (Parkers Lake).

Amendment for ~~Polaris Business Centre Outlot B, Parkers Lake Corporate Center 3rd Addition and Lot 1, Block 1, Parkers Lake Corporate Center 7th Addition:~~

- Subd. 1. **~~Location. Legal Description.~~** The property affected by ~~the this~~ PUD ~~A~~ amendment is located at 2355 Polaris Lane North, and is legally described as Lot 1, of Block 1, PARKERS LAKE CORPORATE CENTER 9TH ADDITION ~~Parkers Lake Corporate Center 9th Addition,~~ Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Polaris Business ~~Center~~ Centre PUD amendment plans ~~received by the City on July 18, 1997 and August 19, 1997, except as amended approved~~ by City Council Resolution 97-542A, on file in the Office of the Zoning Administrator under File 97108.
- Subd. 3. **Allowable Uses.** The allowable use on this parcel is a 51,000 square foot office/showroom building, along with the following accessory uses:

- (a) Off-street parking and off-street loading as regulated by [Section 21135](#) of the Zoning Ordinance.
- (b) Radio and television receiving antennas including single satellite dish TVROs two meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, federally licensed amateur radio stations and television receivers, as regulated by [Section 21175](#) of this Chapter.

Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plan Amendment plans cited in Subd. 2 above.~~

21655.21. - PUD 95-5 (Plum Tree East).

Amendment to the Plum Tree East PUD (AKA "Wyndemere Farms"):

- Subd. 1. ~~Location. Legal Description.~~ The property affected by ~~the this~~ PUD ~~A~~ amendment is located in the northeast quadrant of Old Rockford Road and Peony Lane, and is legally described as and includes all lots, blocks, and outlots within the plats recorded as PLUM TREE EAST and PLUM TREE EAST 2ND through 8TH ADDITIONS, Hennepin County, Minnesota referenced in Resolution 98-190, on file in the Office of the Zoning Administrator under file 98003.
- Subd. 2. Incorporated herein by reference are the Plum Tree East PUD amendment plans ~~received by the City on January 30, 1998, except as amended approved~~ by City Council Resolution 98-190, on file in the Office of the Zoning Administrator under File 98003, ~~and together with the revised~~ plans indicating the decorative entrance fencing ~~received by the City on December 15, 1999, except as amended approved~~ by City Council Resolution 2000-111, on file in the Office of Zoning Administrator under File 99133.
- Subd. 3. **Allowable Uses.** The amended portion of the PUD (excluding the Plum Tree East Addition) allows development of 164 single-family homes. The permitted, accessory, conditional or interim uses allowed in this PUD shall be any permitted, accessory, conditional or interim uses allowed in the RSF-1 (~~S~~single ~~F~~family ~~D~~detached 1) district, subject to the same standards and restrictions of the RSF-1 district, except as specified in Subd. 4 below.
- Subd. 4. **Development Standards.** Minimum development standards shall be as follows:
 - (a) Setback requirements:
 - ~~--~~25-foot front yard setback
 - ~~--~~9-foot side yard setback to living side
 - ~~--~~6-foot side yard setback to garage side (regardless of living space behind garage)
 - ~~--~~20-foot rear setback

--15-foot side yard wetland setback

--25-foot rear yard wetland setback

--50-foot setback to Peony Lane

--20-foot setback to the Soo Line Railroad right-of-way

- (b) Lot area and width standards shall be as indicated on the approved PUD ~~General Plan Amendment, as plans~~ cited in Subd. 2 above.

21655.22. - Cornerstone Commons PUD.

- Subd. 1. ~~Location. Legal Description.~~ The ~~This~~ PUD is located in the northeast quadrant of Medina Road and County Road 101, and is legally described as ~~referenced in Resolution 98-477, on file in the Office of the Zoning Administrator under File 98094~~ follows: All lots and blocks within the plat recorded at Hennepin County as CORNERSTONE COMMONS ADDITION except Lot 1 of Block 1 and Outlot D; all lots and blocks within the plat recorded at Hennepin County as CORNERSTONE COMMONS 2ND ADDITION; all lots and blocks within the plat recorded at Hennepin County as CORNERSTONE COMMONS 3RD ADDITION except Lot 64 of Block 2; and Lots 1-2 of Block 1 for the plat recorded at Hennepin County as CORNERSTONE COMMONS 4TH ADDITION.
- Subd. 2. Incorporated herein by reference are the Cornerstone Commons PUD plans ~~received by the City on July 1, 1998, except as amended~~ approved by City Council Resolution 98-477, on file in the Office of the Zoning Administrator under File 98094; ~~and together with~~ the revised grading plan as it relates to the depth of the wetlands ~~received by the City on March 23, 1999, except as amended~~ approved by City Council Resolution 99-225, on file in the Office of the Zoning Administrator under File 99027; ~~and together with the~~ revised plans ~~received by the City on March 5, 2004~~ allowing the installation of an emergency backup generator as approved by City Council Resolution 2004-184, on file in the Office of the Zoning Administrator under File 2004023.
- Subd. 3. **Allowable Uses.** The use permitted in the PUD is multi-family housing consistent with the City's Comprehensive Plan, along with the following accessory uses:
- (a) Keeping of animals subject to Section 21170 of the Chapter.
 - (b) Home occupations and home offices as regulated by Section 21145 of this Chapter.
 - (c) Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.

- (d) Radio and television receiving antennas including single satellite dish TVROs one meter or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 21175 of this Chapter.
- (e) Administrative offices and common areas for accessory services, activities, and the retail sale of goods and services to the residents and guests of the residential development.
- (f) Emergency backup generators, the location and design of such facilities shall be subject to the following criteria:

~~a.~~(1) The design construction, and location of the equipment must comply with State and City codes including appropriate National Fire Protection Association specifications, Minnesota Uniform Fire Code requirements and manufacturer's specifications.

~~b.~~(2) An accurate site plan for the installation based upon a certified survey, shall be submitted showing to scale the location of the generator and any fencing enclosures and landscaping relating to the safety and screening of the equipment.

~~c.~~(3) No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this section, "signage" includes words, graphics, logos, and symbols.

~~(g)~~ Additionally, the The uses listed as uses by administrative permit in the RMF-4 (multiple family 4) district shall be considered "administrative" in the PUD.

Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plan Amendment plans cited in Subd. 2 above.~~

21655.23. - PUD 83-1 (Parkers Lake).

Amendment for ~~Polaris Business Centre II-Outlot A, Parkers Lake Corporate Center 8-th Addition:~~

Subd. 1. ~~Location. Legal Description.~~ The property affected by ~~the this~~ PUD ~~Aa~~ amendment is located at 15350 25th Avenue North, and is legally described as Lot 1, of Block 1, PARKERS LAKE CORPORATE CENTER 10TH ADDITION ~~Parkers Lake Corporate Center 10-th Addition~~, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Polaris Business Centre II PUD amendment plans received by the City on August 6, 1998 and revisions received on September 15, 1998, and October 9, 1998, except as amended approved by City Council Resolution 98-687, on file in the Office of the Zoning Administrator under File 98146.

Subd. 3. **Allowable Uses.** The uses allowed on this parcel shall include all permitted, accessory, conditional, or interim uses allowed in the I-1 district, provided the office use does not exceed 80 percent of the gross square footage of the building. Such I-1 uses shall be considered "permitted" on this parcel, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the I-1 district shall be considered "administrative" on this parcel.

Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~general plan amendment plans cited in Subd. 2 above.~~

21655.24. - The AFLS PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located at 3100 and 3110 East Medicine Lake Boulevard ("Association Free Lutheran Bible School"), and is legally described as Lots 1 and 2, of Block 1, AFLS Addition AFLS ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are ~~the The~~ AFLS PUD plans ~~received by the City on September 24, 1998, except as amended approved~~ by City Council Resolution 98-753, on file in the Office of the Zoning Administrator under File 98163; ~~and together with the PUD amendment plans received by the City on April 24, 2002~~ allowing three classrooms in a dormitory building as approved by City Council Resolution 2002-262 on file in the Office of the Zoning Administrator under File 2002050; ~~and together with the PUD amendment plans received by the City on January 23, 2003 as may be amended~~ allowing grading and site work for a ball field as approved by City Council Resolution 2003-138 on file in the Office of the Zoning Administrator under File 2003009; ~~and together with the PUD amendment plans received by the City on December 13, 2012 and January 8, 2013~~ increasing to increase the size of the planned gymnasium/music ministry building and future dormitories and increasing to increase on-site parking, ~~pursuant to as approved by~~ City Council Resolution 2013-065 on file in the Office of the Zoning Administrator under File 98163-PUDA.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include administrative office use on Lot 1, bible school and seminary use for post high school students (including related housing) and church use (until the lease with Medicine Lake Lutheran Church expires) on Lot 2, together with accessory uses related to the above-mentioned uses.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~General Plan~~ plans cited in Subd. 2 above.

21655.25. - Plymouth Ponds, Buildings ~~5—8-5-8~~ PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located at 17100, 17200, 17300, and 17400 Medina Road, and is legally described, respectively, as Lots 1—4 Lots 1-4, of Block 1, Plymouth Ponds Business Park 3rd Addition PLYMOUTH PONDS BUSINESS PARK THIRD ADDITION, Hennepin County, Minnesota.

- Subd. 2. Incorporated herein by reference are the Plymouth Ponds, Buildings ~~5—8-5-8~~ PUD plans ~~received by the City on May 24, 1999 and the application received on November 24, 1998, except as amended approved~~ by City Council Resolution 99-310, on file in the Office of the Zoning Administrator under File 98201.
- Subd. 3. **Allowable Uses.** The uses allowed in this PUD shall include the permitted, accessory, interim, and conditional uses allowed in the I-1 district, except for those conditional uses specifically prohibited in Subd. 4 below. Such I-1 uses shall be considered "permitted" in the PUD, provided they comply with any conditions specified for such uses. In addition, warehouses with limited distribution center characteristics shall be considered permitted uses in Building 7 (17300 Medina Road) if they generate less than an average of ten semi-trucks accessing the property per day. The uses listed as uses by administrative permit in the I-1 district shall be considered "administrative" in the PUD.
- Subd. 4. **Prohibited Uses.** The following uses allowed by conditional use permit in the I-1 district shall be prohibited in this PUD: commercial antennas; minor automobile repair; servicing of motor freight vehicles and heavy construction equipment; outside storage except as allowed by the PUD; and open or outdoor service, sale, and rental.
- Subd. 5. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plans~~ cited in Subd. 2 above.
- Subd. 6. **Operational Standards.** In addition to the operational standards required by the Zoning Ordinance, the following standards shall apply to the PUD:
- (a) The use of the loading docks on Building 5 (17100 Medina Road) shall be prohibited from 10:00 p.m. to 6:00 a.m.
 - (b) There shall be no storage of truck trailers behind Building 5 (17100 Medina Road).
 - (c) There shall be no staging of trucks behind Building 5 (17100 Medina Road). Trucks at the loading docks must turn off their engines when loading or unloading.
 - (d) There shall be no outside storage in the development, except as allowed by the PUD.
 - (e) Truck trailers may be stored for over 96-hours in the area between Buildings 6 and 7 (17200 and 17300 Medina Road, respectively), provided the trailers are not stored for over 14 days. The outside storage of trailers shall be prohibited in the remainder of the development.

21655.26. - Plymouth Marketplace PUD.

- Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located in the northwest quadrant of Highway 55 and Vicksburg Lane, and is legally described as Lots 1, 2, and 6, of Block 1, PLYMOUTH MARKETPLACE - Plymouth Marketplace, Hennepin County, Minnesota.

- Subd. 2. Incorporated herein by reference are the Plymouth Marketplace PUD ~~application received by the City on March 31, 2000, and the revised plans received on May 23, 2000, except as amended plans approved~~ by City Council Resolution 2000-329, on file in the Office of the Zoning Administrator under File 20040; ~~and as amended by together with~~ the PUD amendment ~~plans for the senior care building on Lot 1 approved by City Council Resolution 2001-224 on June 12, 2001 and the supporting plans and application received on March 16, 2001 and revisions received on April 4, 2001 on file in the Office of the Zoning Administrator under File 2001024.~~
- Subd. 3. **Allowable Uses.** The uses allowed in this PUD shall include any permitted, accessory, conditional, or interim uses allowed in the ~~C-1 and C-2 districts~~. In addition, a 120-unit senior care building shall be permitted on Lot 1. All the uses listed above shall be considered "permitted" in the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the ~~C-1 and C-2 districts~~ shall be considered "administrative" in the PUD.
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plan cited in Subd. 2 above dated May 23, 2000, except as amended by City Council Resolution 2000-329.~~

21655.27. - The Reserve PUD.

- Subd. 1. ~~Location. Legal Description.~~ The ~~This~~ PUD is ~~located north of the Canadian Pacific Railway along both sides of Cheshire Parkway, and is legally described as referenced in Resolution 2000-564, on file in the Office of Zoning Administrator under File 20092 and includes all lots, blocks, and outlots in THE RESERVE and THE RESERVE SECOND ADDITION, Hennepin County, Minnesota, including the area replatted as PROVIDENCE POINTE, Hennepin County, Minnesota.~~
- Subd. 2. Incorporated herein by reference are ~~the The~~ Reserve PUD plans ~~received by the City on September 28, 2000, except as amended approved~~ by City Council Resolution 2000-564, on file in the Office of the Zoning Administrator under File 20092; ~~and together with~~ the Reserve Apartments plans ~~received by the City on June 28 and August 14, 2002, except as amended approved~~ by City Council Resolution 2001-399, on file in the Office of the Zoning Administrator under File 2001070; ~~and together with~~ the ~~amended~~ Reserve Apartments plans ~~received by the City on January 10, 2002, except as amended approved~~ by City Council Resolution 2002-079, on file in the Office of the Zoning Administrator under File 2002001; ~~and together with~~ the ~~amended~~ Reserve PUD revised plans for Lot 1, Block 4 and Lot 18, Block 5, ~~received by the City on September 30, 2002, except as amended approved~~ by City Council Resolution 2002-557 on file in the Office of the Zoning Administrator under File 2002132; ~~and together with amended plans for the Reserve 3rd -3rd Addition (final platted as "Providence Pointe") plans received by the City on August 19, 2008, except as amended approved~~ by City Council Resolution 2008-258 on file in the Office of the Zoning Administrator under Files 2008003 and 2011030.
- Subd. 3. **Allowable Uses.**

- (a) The uses allowed on ~~Blocks 1—5, 7 and 8 (the lots developed with single-family detached homes)~~ are any permitted or accessory uses allowed in the RSF-3 (~~S~~single ~~F~~family ~~D~~etached 3) zoning district.
- (b) The uses allowed on ~~Blocks 6 and 9—13 (the lots developed with townhomes)~~ are any permitted or accessory uses allowed in the RMF-1 (~~M~~multiple ~~F~~family 1) zoning district.
- (c) The use allowed on ~~Outlot G is an lots developed with apartments complex and is any permitted or~~ accessory uses allowed in the RMF-4 (~~M~~multiple ~~F~~family 4) zoning district.
- (d) The use allowed on Outlot ~~C-F~~ is a City of Plymouth mini park and any accessory uses as permitted in the RSF-3 (~~S~~single ~~F~~family ~~D~~etached 3) zoning district.
- ~~(e) The allowed uses for the lots of the Reserve 3rd Addition are permitted or accessory uses allowed in the RSF-3 (Single Family Detached 3) zoning district.~~
- (~~f~~e) Administrative offices and common areas for accessory services, activities, and the retail sale of goods and services to the residents and guests of the residential development shall be allowed as a permitted accessory use.

~~All of the uses listed above shall be considered "permitted" uses in the PUD, provided they comply with the all development standards and conditions for such uses under the most restrictive corresponding zoning district.~~

Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plan Amendment plans cited in Subd. 2 above.~~

21655.28. - Seven Greens PUD.

- Subd. 1. ~~Location. Legal Description. The~~ This PUD is located at the northeast corner of Schmidt Lake Road and Vicksburg Lane, and is legally described as referenced in Resolution 2001-256, on file in the Office of Zoning Administrator under File 2001031 and includes all lots, blocks, and outlots within the plats recorded as SEVEN GREENS and SEVEN GREENS SECOND ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Seven Greens PUD plans ~~received by the City on May 22, 2001, May 23, 2001, June 20, 2001 and June 21, 2001, except as amended approved~~ by City Council Resolution 2001-256, on file in the Office of the Zoning Administrator under File 2001031; together with as amended the PUD amendment plans with the application received on by the City of August 25, 2005 to allow garages in excess of 1,000 square feet as approved by City Council Resolution 2005-406 on file in the Office of the Zoning Administrator under File 2005107; and together with the PUD amendment plans as amended for an addition onto the home on Lot 5, Block 3, Seven Greens with the plans received by the City on May 15, 23 and 24, 2007 approved by City Council Resolution 2007-302 on file in the Office of the Zoning Administrator under File 2007050.

Subd. 3. **Allowable Uses.** The uses allowed in the PUD are single and two-family homes, consistent with the City's Comprehensive Plan, along with the following accessory uses:

- (a) Keeping of animals subject to Section 21170 of the Chapter.
- (b) Home occupations and home offices as regulated by Section 21145 of this Chapter.
- (c) Radio and television receiving antennas including single satellite dish TVROs one meter or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 21175 of this Chapter.
- (d) Garages in excess of 1,000 square feet, as long as the area over 1,000 square feet is provided in a lower level of a single-family home through the use of pre-stressed concrete construction (or similar). Overhead garage doors shall not be visible from the front yard of the home and shall be a maximum of nine feet in width. No driveway is permitted to the lower-level garage. Garages in excess of 1,000 square feet on corner lots shall not have visibility from the yard containing the formal front entry into the home.

Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plan~~ plans cited in Subd. 2 above.

21655.29. - HOM Furniture PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located at 4150 Berkshire Lane North, and is legally described as Lot 1 and that part of Lot 2, Block 1, Plymouth Business Center 6th Addition PLYMOUTH BUSINESS CENTER 6TH ADDITION, Hennepin County, Minnesota, lying Easterly and Northerly of the following described line:

Beginning at the most Northerly corner of said Lot 2 thence Southeasterly along the Northeasterly line of said Lot 2 and its Southeasterly extension to the South line of the North 5 feet of said Lot 2: thence Easterly along said South line to the East line of said Lot 2 and there said line terminates.

Subd. 2. Incorporated herein by reference are the HOM ~~FURNITURE-Furniture~~ PUD plans received by the City on May 11, 2001, except as may be amended approved by City Council Resolution 2001-268, on file in the Office of the Zoning Administrator under File 2001037, together with and the HOM Furniture-PUD A amendment plans received by the City on July 29, 2004, except as may be amended allowing building expansion as approved by City Council Resolution 2004-342, and on file in the Office of the Zoning Administrator under File 2004090, and together with the HOM Furniture-PUD A amendment plans received by the City on February 8, 2013 allowing outside display of equipment and two new loading docks, pursuant to as approved by City Council Resolution 2013-097 on file in the Office of the Zoning Administrator under File 2013012.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:

- Furniture Stores
- Appliance Stores
- Bathroom/Kitchen Remodeling Stores
- Fireplace/Stove Stores
- Flooring Stores (carpet/vinyl/tile)
- Home Security/Alarm System Stores
- Home Theater/Sound System Stores (excluding volume electronic stores)
- Interior Decorator/Designer Services
- Lighting Stores
- Outdoor Play System Stores (no outdoor sales, display, or storage allowed)
- Swimming Pool Contractor/Designer Stores (no outdoor sales, display, or storage allowed)
- Window Treatment Stores
- Other similar uses that ~~the City city~~ staff finds would have similar characteristics as a furniture store, with respect to traffic generation and parking needs.
- ~~Additionally, the~~The uses listed as uses by administrative permit in the C-2 district shall be considered "administrative" in the PUD.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~General Plan~~ plans cited in Subd. 2 above.

21655.30 - Glacier Vista PUD.

Subd. 1. ~~Location. Legal Description. The~~ This PUD is located west of Cheshire Parkway at 56th Avenue North, and is legally described as ~~referenced in Resolution 2001-396, on file in the Office of Zoning Administrator under File 2001026 and includes all lots, blocks, and outlots within the plat recorded as GLACIER VISTA, Hennepin County, Minnesota.~~

Subd. 2. Incorporated herein by reference are the Glacier Vista PUD plans ~~received by the City on July 20, 2001, except as amended approved~~ by City Council Resolution 2001-396, on file in the Office of the Zoning Administrator under File 2001026.

Subd. 3. **Allowable Uses.**

- (a) The uses allowed on ~~Block 1, Lot 1 of Block 1, Lots 14-24 of Block 3, Lots 13—23, and Lots 1-3 of Block 4, Lots 1—3~~ (the area developed with single-family detached homes) are any permitted or accessory uses allowed in the RSF-1 (~~S~~single ~~F~~family ~~D~~detached 1) zoning district.
- (b) The uses allowed on Lots 1-20 of Block 2, Lots 1—20 and Lots 1-12 of Block 3, Lots 1—12 (the area developed with townhomes) are any permitted or accessory uses allowed in the RMF-2 (~~M~~multiple ~~F~~family 2) zoning district.

~~All of the uses listed above shall be considered "permitted" uses in the PUD, provided they comply with the all development standards and conditions for such uses under the most restrictive corresponding zoning district.~~

Subd. 4. **Development Standards.** Minimum development standards shall be as indicated on the approved PUD ~~General Plan Amendment plans cited in Subd. 2 above.~~

21655.31. - PUD 81-1 (Northwest Business Campus).

Amendment for ~~Mind Body Solutions Lot 1, Block 1, Northwest Business Campus, 11th Addition:~~

- Subd. 1. ~~**Location. Legal Description.**~~ The property affected by ~~the this~~ PUD amendment is located at 2950 Xenium Lane North, and is legally described as: Lot 1, of Block 1, Northwest Business Campus 11th Addition, NORTHWEST BUSINESS CAMPUS 11TH ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the ~~Northwest Business Campus PUD plans received by the City on December 29, 1995, except as amended by City Council Resolution 96-43, on file in the Office of the Zoning Administrator under File 95131, and as amended by the~~ PUD amendment plans to allow a yoga studio within the building as approved by City Council Resolution 2001-538 ~~on December 18, 2001 and the supporting plans and application received by the City on November 1, 2001 on file in the Office of the Zoning Administrator under File 2001140.~~
- Subd. 3. **Allowable Uses.** In addition to the uses previously approved within the PUD, A-a yoga studio shall be permitted on Lot 1, Block 1, Northwest Business Campus, ~~in addition to uses previously approved under the PUD.~~

21655.32. - Repealed. [Note: This was the former "Plymouth Shopping Center PUD" that was replaced by "Crossroads Commons PUD" under Section 21655.39 of this Chapter.]

~~(Amended by Ord. No. 2009-07, 05/12/09)~~

21655.33. - PUD 83-1 (Parkers Lake).

Amendments for ~~Lot 1, Block 1,~~ Northwest Pointe Business Centre:

- Subd. 1. ~~Location. Legal Description.~~ The property affected by the PUD Amendments is located at 2155 Niagara Lane North, and is legally described as: Lot 1, of Block 1, ~~Northwest Pointe Business Centre~~ NORTHWEST POINTE BUSINESS CENTRE, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the ~~Northwest Pointe Business Centre PUD amendment~~ plans for to allow a picture framing facility ~~received by the City on June 25, 2003, as approved by City Council Resolution 2003-362~~ on file in the Office of the Zoning Administrator under File 2003073, ~~except as may be amended by City Council Resolution 2003-362 approved on August 26, 2003.~~
- Subd. 3. Incorporated herein by reference are the ~~Northwest Pointe Business Centre PUD amendment~~ plans for to allow a sports and fitness club ~~received by the City on April 19, 2017, as approved by City Council Resolution 2017-191~~ on file in the office of the Zoning Administrator under File 2017039, ~~except as may be amended by City Council Resolution 2017-191 approved on May 23, 2017.~~
- Subd. 4. **Allowable Uses.** In addition to the uses previously approved within the PUD, A a picture framing facility and including warehouse with a showroom for retail sales, and as well as a sports and fitness club, shall be permitted on Lot 1, Block 1, Northwest Pointe Business Centre, ~~in addition to uses previously approved under the PUD.~~

21655.34. - Shops at Plymouth Creek PUD.

- Subd. 1. ~~Location. Legal Description.~~ This PUD is located at the southwest corner of Highway 55 and Vicksburg Lane, and is legally described as ~~Lots 1—6~~ Lots 1-6, of Block 1, ~~Shops at Plymouth Creek~~ SHOPS AT PLYMOUTH CREEK, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Shops at Plymouth Creek PUD plans ~~received by the City on October 1, 2004, except as may be amended~~ approved by City Council Resolution 2004-477, on file in the Office of the Zoning Administrator under File 2004112, together with the PUD signage amendment plan for M & I Bank approved by City Council Resolution 2008-248 on file on the Office of the Zoning Administrator under File 2008044.
- Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:
- Lot 1 — A Home Improvement Store.
 - Lots 2 through 5 — Office uses allowable in the C-4 district limited to not more than 2,000 square feet, and all retail uses allowable in the C-4 District, except that drive-though and drive-in restaurants, as defined by this Chapter, shall be prohibited.
 - Lot 6 — A Senior Housing Building or Daycare Center.

- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD plans cited in Subd. 2 above. ~~General Plans, except as may be amended by City Council Resolution 2004-477, on file in the Office of the Zoning Administrator under File 2004112, and the PUD signage amendment plan for M & I Bank received by the City on May 27, 2008, except as may be amended by City Council Resolution 2008-248, and on file in the Office of the Zoning Administrator under File 2008044.~~

21655.35. - PUD 81-1 (Northwest Business Campus).

Amendment for WCL Associates for a furniture showroom ~~Lot 2, Block 1, Northwest Business Campus, 5th Addition:~~

- Subd. 1. **~~Location. Legal Description.~~** The property affected by ~~the this~~ PUD amendment is located at 2800 Campus Drive, and is legally described as: ~~Lot 2, of Block 1, Northwest Business Campus 5th Addition~~ NORTHWEST BUSINESS CAMPUS FIFTH ADDITION, Hennepin County, Minnesota.

- Subd. 2. Incorporated herein by reference are the ~~Northwest Business Campus PUD by City Council Resolution 84-135 on file in the Office of the Zoning Administrator under File 84003, and as amended by the~~ PUD amendment plans to allow a furniture showroom as approved by City Council Resolution 2004-436 ~~on October 26, 2004 and the supporting plans and application received by the City on September 10, 2004~~ on file in the office of the Zoning Administrator under file 2004126.

- Subd. 3. **Allowable Uses.** In addition to the uses previously approved within the PUD, A a furniture showroom with occasional retail sales is permitted on Lot 2, Block 1, Northwest Business Campus ~~5th 5th Addition, in addition to uses previously approved under the PUD. The retail use is approved according to file 2004126, which is on file in the office of the Zoning Administrator.~~

21655.36. - PUD 81-1 (Northwest Business Campus).

Amendment for Holiday Station Stores ~~Lot 2, Block 1, Northwest Business Campus, 13th Addition:~~

- Subd. 1. **~~Location. Legal Description.~~** The property affected by ~~the this~~ PUD amendment is located at 2725 Campus Drive, and is legally described as: ~~Lot 2, of Block 1, Northwest Business Campus 13th Addition~~ NORTHWEST BUSINESS CAMPUS 13TH ADDITION, Hennepin County, Minnesota.

- Subd. 2. Incorporated herein by reference are the ~~Northwest Business Campus PUD by City Council Resolution 87-78 on file in the Office of the Zoning Administrator under File 96155, and as amended by the~~ PUD amendment plans to allow an accessory car wash as approved by City Council Resolution 2005-38 ~~on February 8, 2005 and the supporting plans and application received by the City on December 6, 2004~~ on file in the office of the Zoning Administrator under ~~file-File~~ 2004148.

- Subd. 3. **Allowable Uses.** In addition to the uses previously approved within the PUD, A car wash addition this is accessory to ~~an the~~ existing gas/convenience store is permitted on Lot 2, Block 1, Northwest Business Campus 13th 13th Addition, ~~in addition to uses previously approved under the PUD.~~

21655.37. - PUD 83-1 (Parkers Lake).

Amendment for ~~Lot 1, Block 1,~~ Mallard Pointe (AKA "Parkers Lake Apartments"):

- Subd. 1. **Location.Legal Description.** The property affected by ~~the this~~ PUD Amendment is located at 15100 18th Avenue North, and is legally described as: Lot 1, of Block 1, ~~Mallard Pointe~~ MALLARD POINTE, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the ~~Parkers Lake~~ PUD amendment plans to allow various site changes, as approved by the City Council Resolutions 88-77, 88-78, and 88-79 on February 1, 1988, on file in the Office of the Zoning Administrator under File 87110, and as amended by City Council Resolution 2005-340 on September 13, 2005, for a PUD amendment to allow various site plan inconsistencies from the original PUD approval for Mallard Pointe (Parkers Lake Apartments) City Council Resolution 2005-340 on file in the Office of the Zoning Administrator under File 2004019.

21655.38. - PUD 83-1 (Parkers Lake).

Amendment for ~~Lot 1, Block 1, Parkers Lake North 8th Addition~~ an addition to a single-family home at 15660 17th Avenue:

- Subd. 1. **Location.Legal Description.** The property affected by ~~the this~~ PUD Amendment is located at 15660 17th Avenue North, and is legally described as: Lot 1, of Block 1, ~~Parkers Lake North 8th Addition~~ PARKERS LAKE NORTH 8TH ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the ~~Parkers Lake~~ PUD amendment plans to allow encroachment into the required rear yard for construction of a patio room and deck addition to the existing home, as approved by the City Council Resolutions 92-580, 92-581, 92-582, 92-583, 92-584, 92-585 and 92-586 on October 5, 1992, on file in the Office of the Zoning Administrator under File 92071, and as amended by City Council Resolution 2006-066 on February 7, 2006, for a PUD amendment to allow the encroachment into the required rear yard for the construction of a patio room and deck on file in the Office of the Zoning Administrator under File 2005145.

21655.39. - Crossroads Commons PUD.

- Subd. 1. **Location.Legal Description.** This PUD is located southwest of Highway 55 and County Road 73, and is legally described as Lot 1 of Block 1, Lot 1 of Block 2, and Outlots A and C,

~~Crossroads Commons~~ CROSSROADS COMMONS, and Lots 1 and 2 of Block 1, ~~Crossroads Commons Second Addition~~ CROSSROADS COMMONS SECOND ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Crossroads Commons PUD plans ~~received by the City on June 21, 2011, except as may be amended approved~~ by City Council Resolution 2011-294, on file in the Office of the Zoning Administrator under File 2011014, ~~together with~~ and the Crossroads Commons Second Addition PUD plans ~~received by the City on December 9, 2016, except as may be amended approved~~ by City Council Resolution 2017-065, on file in the Office of the Zoning Administrator under File 2016088, ~~together with~~ and the PUD amendment plans for ~~the~~ The Waters of Plymouth Senior Living building ~~received by the City on April 4, 2017, except as may be amended approved~~ by City Council Resolution 2017-243, on file in the Office of the Zoning Administrator under File 2017036, ~~and together with~~ the PUD amendment plans for The Element Apartment building ~~received by the City on February 10, 2020, except as may be amended approved~~ by City Council Resolution 2020-141, on file in the Office of the Zoning Administrator under File 2019099.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include any permitted, accessory, conditional, or interim uses allowed in the C-2 (neighborhood commercial) zoning district, as well as:

- ~~a~~ A 94-unit senior housing facility (consisting of assisted living and memory care) on Lot 1, Block 1, Crossroads Commons, ~~and~~
- ~~a~~ A free-standing drive-through restaurant on Lot 1, Block 2, Crossroads Commons ~~as shown on the revised PUD general plan received by the City on June 21, 2011, as well as~~
- ~~a~~ A 61-unit apartment building on Lot 1, Block 1, Crossroads Commons Second Addition ~~as shown on the PUD amendment plans received by the City on February 10, 2020, and~~
- ~~a~~ A 2,205 square foot retail building with drive-through on Lot 2, Block 1, Crossroads Commons Second Addition ~~as shown on the PUD final plans received by the City on September 10, 2018.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~plans cited in Subd. 2 above. General Plans, except as may be amended by City Council Resolution 2011-294, on file in the Office of the Zoning Administrator under File 2011014, and except as may be amended by City Council Resolution 2017-065, on file in the Office of the Zoning Administrator under File 2016088, and except as may be amended by City Council Resolution 2020-141, on file in the Office of the Zoning Administrator under File 2019099.~~

21655.40. - The Villas at Bass Creek PUD.

Subd. 1. **Location. Legal Description.** This PUD is located west of Nathan Lane at 57th Avenue, and is currently legally described as ~~referenced in Resolution 2015-235 on file in the Office of the~~

Zoning Administrator under File 2015033, and includes all lots and blocks within the plat recorded as THE VILLAS AT BASS CREEK, Hennepin County, Minnesota.

- Subd. 2. Incorporated herein by reference are ~~the The~~ Villas at Bass Creek PUD plans ~~received by the City on June 25 and August 12, 2014, except as may be amended approved~~ by City Council Resolution 2014-298, on file in the Office of the Zoning Administrator under File 2014061; ~~and together with the The~~ Villas of Bass Creek PUD amendment ~~and plans received by the City on April 20 and June 24, 2015, except as may be amended approved~~ by City Council Resolution 2015-235, on file in the Office of the Zoning Administrator under File 2015033.
- Subd. 3. **Allowable Uses.** The allowable uses shall include single-family detached homes and those uses listed as accessory uses in the RMF-2 (multiple family 2) zoning district that are incidental and customary to single-family homes, provided they comply with all the development standards and conditions ~~related to this PUD approved by City Council Resolution 2014-298, on file in the Office of the Zoning Administrator under File 2014061 and City Council Resolution 2015-235, on file in the Office of the Zoning Administrator under File 2015033.~~
- Subd. 4. **Development Standards.** Development standards shall be as ~~approved indicated~~ on the approved PUD ~~general plans cited in Subd. 2 above approved by City Council Resolution 2014-297, on file in the Office of the Zoning Administrator under File 2014061 and City Council Resolution 2015-235, on file in the Office of the Zoning Administrator under File 2015033.~~

21655.41. - PUD 81-1 (Northwest Business Campus).

Amendment for CSM Plymouth Business Campus:

- Subd. 1. ~~**Location. Legal Description.**~~ The property affected by this PUD amendment is located at the northwest corner of Highway 55 and County Road 61, and is legally described as Lots 1, and 2, of Block 1, ~~CSM Plymouth Business Campus~~ CSM PLYMOUTH BUSINESS CAMPUS, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the PUD ~~General Plan A~~ amendment plans ~~received by the City from CSM Equities, LLC on August 11, 2006, except as may be amended approved~~ by City Council Resolution 2006-386, on file in the Office of the Zoning Administrator under File 2006030.
- Subd. 3. **Allowable Uses.** Lot 1 - all permitted, accessory, conditional, or interim uses allowed in the C-2 and C-3 districts; and Lot 2 - hotel, including an extended stay hotel. All the uses listed above shall be considered "permitted" in the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the C-2 and C-3 districts shall be considered "administrative" in the PUD.
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD plans cited in Subd. 2 above ~~received by the City on August 11, 2006, except as may be~~

~~amended by City Council Resolution 2006-385, on file in the Office of the Zoning Administrator under File 2006030.~~

21655.42. - PUD 83-1 (Parkers Lake).

Amendment for expansion at Productivity, Inc. ~~For Lot 1, Block 1, Parkers Lake Corporate Center 2nd Addition and for Lot 1, Block 1, Parkers Lake Corporate Center 6th Addition:~~

Subd. 1. ~~**Location. Legal Description.**~~ The property affected by this PUD amendment is located at 15150 25th Avenue North, and is legally described as ~~follows:~~

~~Lot 1, of Block 1, Parkers Lake Corporate Center 2nd Addition~~ PARKERS LAKE CORPORATE CENTER 2ND ADDITION, Hennepin County, Minnesota;

~~AND~~

~~and Lot 1, of Block 1, Parkers Lake Corporate Center 6th Addition~~ PARKERS LAKE CORPORATE CENTER 6TH ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the PUD ~~General Plan A~~ amendment plans ~~received by the City from Pope Associates, Inc. on behalf of Productivity, Inc. on May 21, 2007, June 12, 2007, and June 13, 2007, except as may be amended~~ approved by City Council Resolution 2007-277, on file in the Office of the Zoning Administrator under File 2007037.

Subd. 3. **Development Standards.** Development standards shall be as indicated on the approved ~~PUD plans cited in Subd. 2 above~~ received by the City on May 21, 2007, June 12, 2007, and June 13, 2007, except as may be amended by City Council Resolution 2007-277, on file in the Office of the Zoning Administrator under File 2007037.

21655.43. - Trillium Woods PUD.

Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located west of Cheshire Parkway on both sides of 59th Avenue, and is currently legally described as Lot 1, of Block 1, and Lot 1, of Block 2, ~~Trillium Woods~~ TRILLIUM WOODS, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Trillium Woods PUD plans ~~received by the City on August 1 and 28, 2007, except as may be amended~~ approved by City Council Resolution 2007-441, on file in the Office of the Zoning Administrator under File 2007066; ~~together with the Trillium Woods PUD amendment plans received by the City on August 28 and September 11, 18, and 22, 2008, except as may be amended~~ approved by City Council Resolution 2008-313, on file in the Office of the Zoning Administrator under File 2008085; and ~~together with the Trillium Woods PUD amendment for a master sign plan received by the City on March 12 and 24, 2015, except as may be amended~~ approved by City Council Resolution 2015-150, on file in the Office of the Zoning Administrator under File 2015018.

Subd. 3. **Allowable Uses.** The allowable uses are any permitted or accessory uses allowed in the RMF-4 (multiple family 4) zoning district, plus a skilled nursing care center with assisted living and dementia care facilities. Additional accessory uses may include private facilities and services directed toward the residents of Trillium Woods necessary to support the residential units, including, but not limited to, private wellness or fitness facilities, convenience food or retail sales, barber/hair salon, dining facilities, auditoriums, administrative offices, etc. All uses listed herein shall be considered "permitted" uses in the PUD, provided they comply with all development standards and conditions for the use as established by this Chapter.

~~All of the uses listed above shall be considered "permitted" uses in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2007-441, on file in the Office of the Zoning Administrator under File 2007066; City Council Resolution 2008-331, on file in the Office of the Zoning Administrator under File 2008085 and City Council Resolution 2015-150, on file in the Office of the Zoning Administrator under File 2015018.~~

Subd. 4. **Development Standards.** Development standards shall be as ~~approved~~ indicated on the approved PUD ~~General Plans~~ cited in Subd. 2 above ~~approved by City Council Resolution 2007-441, on file in the Office of the Zoning Administrator under File 2007066; City Council Resolution 2008-331, on file in the Office of the Zoning Administrator under File 2008085 and City Council Resolution 2015-150, on file in the Office of the Zoning Administrator under File 2015018.~~

21655.44. - Interfaith Outreach PUD.

Subd. 1. **~~Location. Legal Description.~~** This PUD is located at 1605 County Road 101, and is currently legally described as ~~follows:~~

Tract C, ~~Registered Lane Survey 1301~~ REGISTERED LAND SURVEY NO. 1301, files of the Registrar of Titles, ~~County of Hennepin~~ County, Minnesota.

Subd. 2. Incorporated herein by reference are the ~~former~~ Gold's Gym PUD plans and Interfaith Outreach PUD plans received by the City on January 24 and February 26, 2008, except as may be amended approved by City Council Resolution 2008-095, on file in the Office of the Zoning Administrator under ~~file~~ File 2008007; together with the ~~revision to the PUD general amendment plans~~ to allow training and tutoring services, food distribution, and clothing and furniture sales ~~in accordance with the plan received by the City on April 16, 2010, except as amended~~ as approved by City Council Resolution 2010-151, on file in the ~~office~~ Office of the Zoning Administrator under ~~file~~ File 2010032; together with the ~~revision to the PUD general amendment plans~~ to allow day care facilities ~~in accordance with the plans received by the City on May 20, 2011, except as amended~~ as approved by City Council Resolution 2011-204 on file in the Office of the Zoning Administrator under File 2011031; and together with the ~~revision to the PUD general amendment plans~~ to allow a monument sign closer to the property line than ~~required specified in accordance with the plans received by the City on March 19, 2021 and April 19, 2021, except as may be amended~~ as approved by the City Council Resolution 2021-165, on file in the Office of the Zoning Administrator under ~~file~~ File 2021018.

Subd. 3. **Allowable Uses.** The uses allowed in this PUD shall include any permitted, accessory, or interim uses allowed in the C-2 district, sports and fitness clubs no greater than 45,000 square feet, clothing and furniture sales up to 10,000 square feet, training and tutoring services, food distribution (grocery), and day care facilities. All uses listed herein shall be considered "permitted" uses in the PUD, provided they comply with all development standards and conditions for the use as established by this Chapter. Additionally, the uses listed as Uses by Administrative Permit in the C-2 (general commercial) zoning district shall be allowed by administrative permit in the PUD.

~~All the uses listed above shall be considered "permitted" in the PUD, provided they comply with any conditions specified for such uses. Additionally, the uses listed as uses by administrative permit in the C-2 district shall be considered "administrative" in the PUD.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD General Plans cited on Subd. 2 above ~~approved by City Council Resolution 2008-0895, on file in the Office of the Zoning Administrator under File 2008007 and City Council Resolution 2010-151, on file in the Office of the Zoning Administrator under file 2010032.~~

Subd. 5. **Hours of Operation.** The following uses are prohibited Between-between the hours of 10:00 p.m. and 8:00 a.m. ~~The following is prohibited:~~

- a. Distribution or sale of food, clothing, furniture and other items, and
- b. Delivery or dropping off food, clothing, furniture and other items.

Subd. 6. **Signage.** A ten-foot-~~tall~~ high monument sign is allowed to be constructed one foot ~~away~~ from the east property line, where a minimum of ten feet is ~~required otherwise specified.~~

21655.45. - PUD 81-1 (Northwest Business Campus).

Amendment for ~~Westhealth~~ WestHealth Signage ~~for Lots 1, 2 and 3, Block 2, West Suburban Health Campus Second Addition:~~

Subd. 1. ~~**Location. Legal Description.**~~ The property affected by this PUD amendment is located at 3005 Campus Drive, and is currently legally described as Lots 1, 2, and 3, ~~of Block 1, West Suburban Health Campus Second Addition~~ WEST SUBURBAN HEALTH CAMPUS SECOND ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference is the amended PUD Sign Plan ~~received by the City on September 19, 2008, except as may be amended~~ approved by City Council Resolution 2008-351, on file in the Office of the Zoning Administrator under File 2008097; ~~and together with the revision to the PUD Sign Plan to replace the previous sign plan in accordance with the plans received by the City on October 5 and 30, 2012, except as amended~~ as approved by City Council ~~resolution~~ Resolution 2012-348, on file in the Office of the Zoning Administrator under File 2012085.

21655.46. - PUD 81-1 (Northwest Business Campus).

Amendment for McDonald's Drive-thru ~~for Lot 1, Block 1, Northwest Business Campus Seventh Addition:~~

- Subd. 1. ~~**Location. Legal Description.**~~ The property affected by this PUD amendment is located at 2705 Annapolis Circle North, and is legally described as Lot 1, of Block 1, Northwest Business Campus Seventh Addition NORTHWEST BUSINESS CAMPUS SEVENTH ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference ~~is are~~ the ~~amended~~ PUD ~~amendment~~ plans received by the City on November 25, 2008, except as may be amended approved by City Council Resolution 2008-366, on file in the Office of the Zoning Administrator under File 2008106.

21655.47. - Tri-State Drilling PUD.

- Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located at 16940 Highway 55, and is currently legally described as follows:
- That part of the West 552 feet of the North ~~$\frac{1}{4}$ -Half~~ of the SE ~~$\frac{1}{4}$ -Quarter~~ of the SW ~~$\frac{1}{4}$ -Quarter~~ lying northeasterly of Highway No. 55, Section 17, Township 118, Range 22, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Tri-State Drilling PUD plans ~~received by the City on October 29 and December 22, 2008, except as may be amended approved~~ by City Council Resolution 2009-028, on file in the Office of the Zoning Administrator under File 2008109, ~~together with the~~ PUD amendment plans ~~received by the City on April 28, 2016~~ allowing construction of a 6,076 square foot office addition, ~~pursuant to as approved by~~ City Council Resolution 2016-217 on file in the Office of the Zoning Administrator under File 2016027.
- Subd. 3. **Allowable Uses.** The allowable use is a drilling operation with outdoor storage. This use shall be considered "permitted" in the PUD, provided it complies with all ~~the required~~ development standards and conditions ~~approved by City Council Resolution 2009-028, on file in the Office of the Zoning Administrator under File 2008109~~ established by the PUD.
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~General Pplans cited in Subd. 2 above approved by City Council Resolution 2009-028, on file in the Office of the Zoning Administrator under File 2008109, together with the PUD amendment plans received by the City on April 28, 2016 pursuant to City Council Resolution 2016-217 on file in the Office of the Zoning Administrator under File 2016027.~~

21655.48. - Elm Creek Highlands PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located at the northeast corner of Schmidt Lake Road and Peony Lane, and is currently legally described as follows:

Lots 1-9, ~~of Block 1, Elm Creek Highlands~~ ELM CREEK HIGHLANDS, Hennepin County, Minnesota.

AND

Lots ~~1-24 1-23, of Block 1 and Lots 1—20 1-20, of Block 2, and Outlot A, Elm Creek Highlands~~ Second Addition ELM CREEK HIGHLANDS SECOND ADDITION, Hennepin County, Minnesota.

AND

Lots 1-7 of Block 1, Lots 1-5 of Block 2, and Lots 1-5 of Block 3, ELM CREEK HIGHLANDS THIRD ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Elm Creek Highlands PUD plans ~~received by the City on August 6, 14, and 20, 2009, except as may be amended approved~~ by City Council Resolution 2009-250, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2009046; ~~and together with~~ the Elm Creek Highlands Third 3rd Addition plans ~~received by the City on May 27 and July 6, 2010, except as may be amendment approved~~ by City Council Resolution 2010-216, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2010047.

Subd. 3. **Allowable Uses.** The allowable uses are any permitted or accessory uses allowed in the RSF-3 (single family detached 3) zoning district. These uses shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2009-250, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2009046.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD general plans ~~cited in Subd. 2 above approved by City Council Resolution 2009-250, on file in the office of the zoning administrator under file 2009046.~~

21655.49. - Carlson Daycare PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located at 13905 County Road 6, and is currently legally described as follows:

That part of Lot 1, Block 1, MINNEAPOLIS INDUSTRIAL PARK 6TH-6TH ADDITION, Hennepin County, Minnesota, which lies northerly, westerly and southerly of the following described line:

Beginning at the most westerly corner of said Lot 1; thence North 06 degrees 08 minutes 12 seconds East along the westerly line of said Lot 1 a distance of 44.73 feet; thence North 11 degrees 50 minutes 52 seconds East, along said westerly line a distance of 192.47 feet; thence North 59 degrees 53 minutes 30 seconds East along said westerly

line a distance of 43.30 feet; thence northeasterly along said westerly line a distance of 75.70 feet along a nontangential curve concave to the southeast having a radius of 1357.39 feet, chord bearing of North 23 degrees 14 minutes 21 seconds East and a central angle of 03 degrees 11 minutes 43 seconds to the point of beginning of the line to be described; thence South 57 degrees 58 minutes 03 seconds East a distance of 119.15 feet; thence North 61 degrees 47 minutes 19 seconds East a distance of 124.96 feet; thence North 31 degrees 56 minutes 34 seconds East a distance of 116.48 feet; thence North 20 degrees 28 minutes 59 seconds East a distance of 33.79 feet; thence North 88 degrees 29 minutes 59 seconds East a distance of 103.47 feet; thence North 01 degrees 30 minutes 01 seconds West a distance of 154.32 feet; thence South 88 degrees 29 minutes 59 seconds West a distance of 223.04 feet to the westerly line of said Lot 1 and there said line terminating.

Subd. 2. Incorporated herein by reference are the Carlson Daycare PUD plans ~~received by the City on March 22, 2010, except as may be amended approved~~ by City Council Resolution 2010-112, on file in the Office of the Zoning Administrator under File 2010024, together with the PUD amendment plans ~~received by the City on June 21, 2016~~ allowing construction of a 1,663 square foot building addition on the southwest corner of the existing daycare building, ~~pursuant to as approved by~~ City Council Resolution 2016-271 on file in the Office of the Zoning Administrator under ~~file File~~ 2016056.

Subd. 3. **Allowable Uses.** The allowable uses are any permitted, interim or accessory uses allowed in the I-2 (general industrial) zoning district and a daycare as a principal use. All uses listed herein shall be considered "permitted" uses in the PUD, provided they comply with all development standards and conditions approved by City Council Resolution 2010-112 on file in the Office of the Zoning Administrator under File 2010024.

~~All of the uses listed above shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2010-112, on file in the Office of the Zoning Administrator under File 2010024.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above approved by City Council Resolution 2010-112, on file in the Office of the Zoning Administrator under File 2010024, together with the PUD amendment plans received by the City on June 21, 2016 pursuant to City Council Resolution 2016-271 on file in the Office of the Zoning Administrator under file~~ 2016056.

21655.50. - Taylor Creek PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located east of Vicksburg Lane at 55th Avenue, and is currently legally described as follows:

Lots 1-2 of Block 1, Lots 2-6 of Block 2, Lots 1-11 of Block 3, Lots 1-3 of Block 4, Lot 1-3 of Block 5, and Lots 1-4 of Block 6, TAYLOR CREEK, Hennepin County, Minnesota.

AND

Lots 1-11 of Block 1, Lots 1-5 of Block 2, Lots 1-3 of Block 3, and Outlots A and B, TAYLOR CREEK 3RD ADDITION, Hennepin County, Minnesota.

AND

Lot 1 of Block 4 and Lot 18 of Block 3, WOOD CREST OF PLYMOUTH 2ND ADDITION, Hennepin County, Minnesota.

~~The Southwest Quarter of the Southwest Quarter of Section 4, Township 118, Range 22, Hennepin County, Minnesota, subject to easement for public road purposes, except the Southwest Quarter of the Southwest Quarter of the Southwest Quarter containing roughly ten acres.~~

Subd. 2. Incorporated herein by reference are the Taylor Creek PUD plans ~~received by the City on May 28, 2010, except as may be amended~~ approved by City Council Resolution 2010-183, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2010035.

Subd. 3. **Allowable Uses.** The allowable uses are any uses allowed in the RSF-2 (single family detached 2) zoning district. The RSF-2 uses listed as permitted uses and accessory uses shall be considered "permitted" in the PUD, the RSF-2 uses listed as conditional uses and interim uses shall be considered "conditional" and "interim" uses, respectively, in the PUD, and the RSF-2 uses listed as uses by administrative permit shall be considered "administrative" in the PUD, provided all such uses comply with specified development standards and conditions, and as approved by City Council Resolution 2010-183, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2010035.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above~~ approved by City Council Resolution 2010-183, on file in the ~~office of the zoning administrator~~ under file 2010035.

21655.51. - Steeple Hill PUD (see also: Section 21655.58 for related "Steeple Hills 2nd Addition PUD").

Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located at the northwest corner of Chankahda Trail and Vicksburg Lane, and is currently legally described as follows: all lots and blocks within the plat recorded as STEEPLE HILL, Hennepin County, Minnesota.

~~The east half of the northeast quarter, also the east 20 acres of the west half of the northeast quarter; all in Section 5, Township 118, Range 22 west, Hennepin County, Minnesota.~~

Subd. 2. Incorporated herein by reference are the Steeple Hill PUD plans ~~received by the City on May 28, July 1, 6 and 9, 2010, except as may be amended~~ approved by City Council Resolution 2010-231, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2010052.

Subd. 3. **Allowable Uses.** ~~The allowable uses for Lots 1—23, Block 1 and Lots 1—14, Block 2 are any permitted or accessory uses allowed in the RSF-3 zoning district. The allowable uses for Lot 24 17, of Block 1, Steeple Hill are an is a 67-unit apartment building with a minimum of 67 units and the accessory uses as allowed in the RMF-4 (multiple family 4) zoning district. The allowable uses for all other lots within the PUD include any permitted and accessory uses as allowed in the RSF-3 (single family detached 3) zoning district. These uses shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2010-231, on file in the office of the zoning administrator under file 2010052.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD general plans cited in Subd. 2 above. ~~approved by City Council Resolution 2010-231, on file in the office~~

21655.52. - 169 & 55 Apartments PUD (presently known as "The Axis").

Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located at 350 Nathan Lane North, and is currently legally described as follows:

Lots 1 and 2, Block 1, Homestead Village Incorporated HOMESTEAD VILLAGE INCORPORATED, according to the recorded plat thereof, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the 169 & 55 Apartments PUD plans received by the City on October 19 and 26, 2010, December 10, 2010 and January 21, 2011, except as may be amended approved by City Council Resolution 2011-126, on file in the office Office of the zoning administrator Zoning Administrator under file File 2010086; together with and a PUD amendment for wall signage received by the City on October 10 and 31, 2016, except as may be amended approved by City Council Resolution 2017-019, on file in the Office of the Zoning Administrator under file File 2016087.

Subd. 3. **Allowable Uses.** The allowable uses are any uses allowed in the RMF-5 (multiple family 5) zoning district. The RMF-5 uses listed as permitted or accessory shall be considered "permitted" in the PUD, and the RMF-5 uses listed as conditional uses or uses allowed by administrative permit shall be considered "conditional" and "administrative" uses, respectively, in the PUD, provided all such uses comply with the specified development standards and conditions, ~~and as approved by City Council Resolution 2011-126, on file in the office of the zoning administrator under file 2010086 and City Council Resolution 2017-019, on file in the Office of the Zoning Administrator under file 2016087.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD general plans cited in Subd. 2 above ~~approved by City Council Resolution 2011-126, on file in the office of the zoning administrator under file 2010086 and City Council Resolution 2017-019, on file in the Office of the Zoning Administrator under file 2016087.~~

21655.53. - Summit Dance Shoppe PUD.

- Subd. 1. ~~Location. Legal Description.~~ This PUD is located at 2800 Fernbrook Lane North, and is currently legally described as ~~follows:~~
- Lot 1, Block 1, ~~Industrial Park 494~~ INDUSTRIAL PARK 494, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Summit Dance Shoppe PUD plans ~~received by the City on June 6, 2011 and June 24, 2011, except as may be amended~~ approved by City Council Resolution 2011-225, on file in the Office of the Zoning Administrator under File 2011033.
- Subd. 3. **Allowable Uses.** The allowable uses are any permitted, interim, or accessory uses allowed in the O district and a dance studio as a principal use. All uses listed herein shall be considered "permitted" in the PUD, provided they comply with the applicable development standards and conditions established by the PUD.
- ~~All of the uses listed above shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2011-225, on file in the Office of the Zoning Administrator under File 2011033.~~
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above~~ approved by City Council Resolution 2011-225, on file in the Office of the Zoning Administrator under File 2011033.

21655.54. - Cornerstone Auto PUD.

- Subd. 1. ~~Location. Legal Description.~~ This PUD is located at the southwest corner of County Road 9 and Vinewood Lane (presently addressed as 3901 Vinewood Lane), and is legally described as Lot 1, Block 1, ~~Powells Addition~~ POWELLS ADDITION, Hennepin County, Minnesota, and Lot 1, Block 1, ~~Amoco Oil Company 2nd Addition~~ AMOCO OIL COMPANY 2ND ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the Cornerstone Auto PUD plans ~~received by the City on June 8, 2011, except as may be amended~~ approved by City Council Resolution 2011-258, on file in the Office of the Zoning Administrator under File 2011037.
- Subd. 3. **Allowable Uses.** The uses allowed in this PUD shall include all permitted, accessory, conditional, interim, and administrative uses in the C-4 (community commercial) zoning district, together with an automobile dealership.
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2011-258, on file in the Office of the Zoning Administrator under File 2011037.~~

21655.55. - ~~Rational Energies HC Inc~~ REPEALED. [Was for former Rational Energies, 14920 27th Avenue North – File 2011056]

Subd. 1. ~~Legal Description.~~ This PUD is currently legally described as follows:

~~Lot 8, Block 2, Circle Star business Center 2nd Addition, Hennepin County, Minnesota.~~

Subd. 2. ~~Incorporated herein by reference are the Rational Energies HC Inc. PUD plans received by the City on July 14, 2011 and August 5, 2011, except as may be amended by City Council Resolution 2011-285, on file in the Office of the Zoning Administrator under File 2011056.~~

Subd. 3. ~~Allowable Uses.~~ The allowable uses are any permitted, interim or accessory uses allowed in the I-2 district and oil manufacturing as a principal use.

~~All of the uses listed above shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2011-285, on file in the Office of the Zoning Administrator under File 2011056.~~

Subd. 4. ~~Development Standards.~~ Development standards shall be as indicated on the PUD general plan approved by City Council Resolution 2011-285, on file in the Office of the Zoning Administrator under File 2011056.

21655.56. - PUD 81-1 (Northwest Business Campus).

Amendment for ~~Westhealth-WestHealth~~ Emergency Department Expansion ~~for Lots 1 and 3, Block 1, West Suburban Health Campus Second Addition:~~

Subd. 1. ~~Location. Legal Description.~~ The property affected by this PUD amendment is located at 2855 Campus Drive, and is currently legally described as Lots 1 and 3, Block 1, West Suburban Health Campus Second Addition WEST SUBURBAN HEALTH CAMPUS THIRD ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference ~~is are~~ the amended PUD amendment plans ~~Plans received by the City on January 24, 2012, except as may be amended approved~~ by City Council Resolution 2012-079, on file in the Office of the Zoning Administrator under File 2011099.

21655.57. - PUD 81-1 (Northwest Business Campus).

Amendment for ~~Westhealth-WestHealth~~ Transitional Care Facility Expansion ~~for Lot 2, Block 1, West Suburban Health Campus Third Addition:~~

Subd. 1. ~~Location. Legal Description.~~ The property affected by this PUD amendment is located at 2775 Campus Drive, and is currently legally described as Lot 2 Lot 1, Block 1, West Suburban Health Campus Third Addition WEST SUBURBAN HEALTH CAMPUS FOURTH ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the ~~amended-PUD~~ amendment plans ~~Plans received by the City on January 4, 2013, except as may be amended approved~~ by City Council Resolution 2013-071, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2013001.

21655.58. - Steeple Hills ~~2nd~~-2nd Addition PUD (see also: Section 21655.51 for related “Steeple Hill PUD”).

Subd. 1. ~~Location. Legal Description.~~ This PUD is located northwest of Chankahda Trail and Vicksburg Lane, directly west of the plat recorded as STEEPLE HILL, and is currently legally described as follows: and includes all lots and blocks within the plat recorded as STEEPLE HILLS 2ND ADDITION, Hennepin County, Minnesota.

~~Parcel 1: That part of west 60 acres of Northeast ¼ Section 5 Township 118 Range 22 lying northerly of Hennepin County Highway Number 47 except that part thereof described as commencing at northeast corner of said west 60 acres; thence on an assumed bearing of S 00 degrees 08 minutes 02 seconds east along east line thereof, 496.14 feet to point of beginning; thence south 89 degree 51 minutes 58 seconds west, 320.00 feet; thence south 00 degrees 08 minutes 02 seconds east 323.54 feet to northerly right-of-way of Hennepin County Highway Number 47; thence northeasterly along said right-of-way to said east line; thence northerly along said east line to point of beginning. Subject to highway, Hennepin County, Minnesota.~~

~~Parcel 2: That part of west 60 acres of northeast ¼ Section 5, Township 118, Range 22, described as commencing at northeast corner of said west 60 acres; thence on an assumed bearing of S 00 degrees 08 minutes 02 seconds east along east line thereof, 496.14 feet to point of beginning; thence south 89 degree 51 minutes 58 seconds west, 320.00 feet; thence south 00 degrees 08 minutes 02 seconds east 323.54 feet to northerly right-of-way of Hennepin County Highway Number 47; thence northeasterly along said right-of-way to said east line; thence northerly along said east line to point of beginning. Subject to highway, Hennepin County, Minnesota.~~

Subd. 2. Incorporated herein by reference are the Steeple Hills ~~2nd~~-2nd Addition PUD plans ~~received by the City on April 4 and May 9, 2013, except as may be amended approved~~ by City Council Resolution 2013-195, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file~~ File 2013023.

Subd. 3. **Allowable Uses.** The allowable uses for all the lots ~~within the PUD are include~~ any permitted ~~or and~~ accessory uses as allowed in the RSF-3 (single family detached 3) zoning district. ~~These uses shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2013-196, on file in the office of the zoning administrator under file 2013023.~~

- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above approved by City Council Resolution 2013-196, on file in the office of the zoning administrator under file 2013023.~~

21655.59. - Ferndale Terrace PUD.

- Subd. 1. **~~Location. Legal Description.~~** This PUD is located at the southeast corner of County Road 6 and Ferndale Road, and is currently legally described as follows: Lots 1-7 of Block 1, FERNDAL TERRACE, Hennepin County, Minnesota.

~~That part of government lot 6, section 30, township 118, range 22, lying westerly of the west line of Hunter's Bluff and its northerly extension, which lies between the north line of the south 30 feet of said government lot 65 and a line drawn easterly at an angle of 87 degrees 15 minutes, measured south to east from a point on the west line of said government lot 6 distant 358.38 feet northerly from the southwest corner of said section 30. Subject to a highway easement in favor of the County of Hennepin as shown on the plat of Hennepin County State Aid Highway no. 6, Plat 5 C.R. Doc No. 3844152; Subject to a highway easement in favor of the City of Plymouth for Ferndale Road over the westerly 33 feet of above described land, as determined in Torrens Case No. 20250, Order Doc. No. 3557568.~~

- Subd. 2. Incorporated herein by reference are the Ferndale Terrace PUD plans ~~received by the City on February 27 and April 14, 2014, except as may be amended approved~~ by City Council Resolution 2014-186, on file in the office-Office of the zoning administrator-Zoning Administrator under file-File 2014011.

- Subd. 3. **Allowable Uses.** The allowable uses for all ~~the~~ lots within this PUD are any permitted or accessory uses allowed in the RSF-4 (single and two family) zoning district. These uses shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions ~~approved by City Council Resolution 2014-186, on file in the office of the zoning administrator under file 2014011 as specified for the PUD.~~

- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above approved by City Council Resolution 2014-186, on file in the office of the zoning administrator under file 2014011.~~

21655.60. - Plymouth Corporate Center PUD.

- Subd. 1. **~~Location. Legal Description.~~** This PUD is located at the southwest corner of County Road 6 and Xenium Lane (presently addressed as 1405 Xenium Lane North), and is legally described as follows:

Lot 1, Block 1, MINNEAPOLIS INDUSTRIAL PARK ~~6TH~~-6TH ADDITION, Hennepin County, Minnesota, except that part which lies northerly, westerly and southerly of the following described line:

Beginning at the most westerly corner of said Lot 1; thence North 06 degrees 08 minutes 12 seconds East along the westerly line of said Lot 1 a distance of 44.73 feet; thence North 11 degrees 50 minutes 52 seconds East, along said westerly line a distance of 192.47 feet; thence North 59 degrees 53 minutes 30 seconds East along said westerly line a distance of 43.30 feet; thence northeasterly along said westerly line a distance of 75.70 feet along a nontangential curve concave to the southeast having a radius of 1357.39 feet, chord bearing of North 23 degrees 14 minutes 21 seconds East and a central angle of 03 degrees 11 minutes 43 seconds to the point of beginning of the line to be described; thence South 57 degrees 58 minutes 03 seconds East a distance of 119.15 feet; thence North 61 degrees 47 minutes 19 seconds East a distance of 124.96 feet; thence North 31 degrees 56 minutes 34 seconds East a distance of 116.48 feet; thence North 20 degrees 28 minutes 59 seconds East a distance of 33.79 feet; thence North 88 degrees 29 minutes 59 seconds East a distance of 103.47 feet; thence North 01 degrees 30 minutes 01 seconds West a distance of 154.32 feet; thence South 88 degrees 29 minutes 59 seconds West a distance of 223.04 feet to the westerly line of said Lot 1 and there said line terminating.

Subd. 2. Incorporated herein by reference are the Plymouth Corporate Center PUD plans approved by City Council Resolution 2014-250 on file in the Office of the Zoning Administrator under File 2014023.

Subd. 3. **Allowable Uses.** The ~~allowable uses~~ uses allowed in this PUD are any permitted, interim, or accessory uses allowed in the I-2 district and offices, administrative/commercial (excludes offices/clinics for medical, dental, or chiropractic services).

~~All of the uses listed above shall be considered "permitted" in the PUD, provided they comply with all the development standards and conditions approved by City Council Resolution 2014-250, on file in the Office of the Zoning Administrator under File 2014023.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD general plans cited in Subd. 2 above ~~approved by City Council Resolution 2014-250, on file in the Office of the Zoning Administrator under File 2014023.~~

21655.61. - PUD 81-1 (Northwest Business Campus).

Amendment for Mini Hops Gymnastics on Lot 1, Block 1, Northwest Business Campus, ~~8th-8th~~
Addition:

Subd. 1. ~~Location. Legal Description. This~~ The property affected by this PUD amendment is located at 2600 Campus Drive, and is legally described as Lot 1, Block 1, ~~Northwest Business Campus 8th-Addition~~ NORTHWEST BUSINESS CAMPUS 8TH ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Northwest Business Campus-Mini-Hops Gymnastics PUD amendment plans by City Council Resolutions 85-555 and 85-556 on file in the Office of the Zoning Administrator under file 85059, and City Council Resolution 85-557 on file in the Office of the Zoning Administrator under file 85060, and as amended by the PUD amendment approved by City Council Resolution 98-624 on file in the Office of the

Zoning Administrator under ~~file File~~ 98150, ~~and together with~~ the PUD amendment plans ~~received approved~~ by ~~the City on February 6, 2015 and March 20, 2015 pursuant to~~ City Council Resolution 2015-118 on file in the Office of the Zoning Administrator under File 2015011.

Subd. 3. **Allowable Uses.** ~~In addition to the uses previously approved within the PUD, A~~ a sports and fitness club and accessory preschool shall be permitted ~~at the subject location on Lot 1, Block 1, Northwest Business Campus 8th Addition, in addition to uses previously approved under the PUD.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~General P~~plans ~~cited in Subd. 2 above.~~

21655.62. - PUD 83-1 (Parkers Lake).

Amendment for ~~Plymouth Point Business Center Lot 1, Block 1, Parkers Lake Corporate Center 5th Addition.~~

Subd. 1. ~~Location. Legal Description.~~ The property affected by this PUD amendment is ~~located at 15175 25th Avenue North, and is presently~~ legally described as ~~Lot 1, Block 1, Parkers Lake Corporate Center 5th Addition, Hennepin County, Minnesota. After the final plat for subdivision of the parcel described above is recorded, the property affected by this PUD amendment will be legally described as~~ Lot 1, Block 1, ~~Parkers Lake Corporate Center 11th Addition~~ PARKERS LAKE CORPORATE CENTER ELEVENTH ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Plymouth Point Business Center PUD amendment plans ~~received by the City on May 12, 2015, as may be amended approved~~ by City Council Resolution 2015-171, on file in the ~~office~~ Office of the ~~zoning administrator~~ Zoning Administrator under ~~file File~~ 2015025.

Subd. 3. **Allowable Uses.** The uses allowed on this lot shall include any permitted, accessory, conditional, or interim uses allowed in the I-2 (general industrial) zoning district. These uses shall be considered "permitted" on this lot, provided they comply with any conditions specified for such uses, and with all development standards and conditions approved by City Council Resolution 2015-171. Additionally, the uses listed as uses by administrative permit in the I-2 district shall be considered "administrative" on this lot.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the ~~approved~~ PUD ~~amendment plans cited in Subd. 2 above received by the City on May 12, 2015, as approved under City Council Resolution 2015-171, on file in the office of the zoning administrator under file~~ 2015025.

21655.63. - Brockton PUD. ("Villas at Copper Creek")

Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located in the southeast quadrant of Hamel Road and Brockton Lane, and is currently legally described as follows: Lots 1-27 of Block 1 and Lots 1-9 of Block 2, VILLAS AT COPPER CREEK, Hennepin County, Minnesota, and Lots 1-12 of Block 1 and Lots 1-16 of Block 2, VILLAS AT COPPER CREEK 2ND ADDITION, Hennepin County, Minnesota.

~~Lot 20, Block 1, COPPER CREEK, according to the recorded plat thereof, Hennepin County, Minnesota.~~

~~AND~~

~~Commencing at a point 227.0 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 7, Township 118, Range 22 West for a place of beginning; thence North and parallel with the West line of said Northwest Quarter of Southwest Quarter a distance of 39.8 feet, more or less, to the Southerly line of County Road No. 9; thence Southeasterly on the Southerly line of County Road No. 9 a distance of 13.5 feet, more or less, to its intersection with South line of said Northwest Quarter of Southwest Quarter; thence West on the South line of said Northwest Quarter of Southwest Quarter a distance of 190.6 feet to the place of beginning.~~

Subd. 2. Incorporated herein by reference are the Brockton PUD plans ~~received by the City on June 9, 2015, except as may be amended approved~~ by City Council Resolution 2015-266, on file in the office of the Zoning Administrator under File 2015052.

Subd. 3. **Allowable Uses.** The principal use permitted ~~for the lots~~ within this PUD is single-family development, and the allowable accessory uses within this PUD are any accessory uses or uses by administrative permit, as listed in the RMF-2 (multiple family 2) zoning district.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2015-266, on file in the office of the Zoning Administrator under File 2015052.~~

21655.64. - Begin Oaks PUD. ("Camelot Nine at Begin")

Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located along both sides of 56th Avenue between Cheshire Parkway and Yucca Lane, and is currently legally described as follows:

Lots 1-23 of Block 1, Lots 1-30 of Block 2, Lots 1-5 of Block 3, Lots 1-4 of Block 4, Lots 1-4 of Block 5, Lots 1-5 of Block 6, Lots 1-6 of Block 7, and Outlots A, B, D, E, F, G, H, I, and J, CAMELOT NINE AT BEGIN, Hennepin County, Minnesota.

AND

Lots 1-17 of Block 1, Lots 1-25 of Block 2, Lots 1-6 of Block 3, Lots 1-2 of Block 4, and Outlots A, B, and C, CAMELOT NINE AT BEGIN 2ND ADDITION, Hennepin County, Minnesota.

AND

Lots 1-10 of Block 1, Lots 1-4 of Block 2, Lot 1 of Block 3, Lots 1-6 of Block 4, Lots 1-4 of Block 5, Lots 1-6 of Block 6, Lots 1-6 of Block 7, Lots 1-5 of Block 8, Lots 1-6 of Block 9, and Outlots A, B, C, and-D, CAMELOT NINE AT BEGIN 3RD ADDITION, Hennepin County, Minnesota.

~~The North 660 of the West 330 feet of the Northwest Quarter of the Southwest Quarter of Section 3, Township 118 North, Range 22, Hennepin County, Minnesota.~~

~~AND~~

~~That part of the Northwest Quarter of the Southwest Quarter lying East of the West 330 feet thereof, and that part of the West 330 feet of the Northwest Quarter of the Southwest Quarter lying South of the North 660 feet thereof, all in Section 3, Township 118, Range 22, Hennepin County, Minnesota.~~

~~AND~~

~~That part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, lying West of the Westerly right-of-way line of Interstate Highway Number 494 as described in Book 3514 of Mortgages, Page 374, Hennepin County records.~~

~~EXCEPT that part of the South 30 feet of the East 700 feet of the North Half of the Southeast Quarter of the Southwest Quarter, in Section 3, Township 118, Range 22, Hennepin County, Minnesota, which lies Westerly of a line drawn parallel with and 40 feet Westerly of the Westerly right-of-way line of Interstate Highway Number 494.~~

~~AND~~

~~That part of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, lying West of the Westerly right-of-way line of Interstate Highway Number 494 as described in Book 3514 of Mortgages, Page 374, Hennepin County records.~~

~~AND~~

~~Outlot B, Glacier Vista, Hennepin County, Minnesota.~~

Subd. 2. Incorporated herein by reference are the Begin Oaks PUD plans ~~received by the City on February 4 and February 25, 2016 and revisions received May 5, 2016, except as may be amended~~ approved by City Council Resolution 2016-161, on file in the ~~office~~ Office of the Zoning Administrator under File 2016009.

Subd. 3. **Allowable Uses.** The principal uses permitted for the lots within this PUD are single-family and townhome development, and the allowable accessory uses within this PUD are any

accessory uses or uses by administrative permit listed in the RSF-3 (single family detached 3) zoning district.

- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2016-161, on file in the office of the Zoning Administrator under File 2016009.~~

21655.65. - St. Barnabas/Jordan Crossing PUD.

- Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located at 15600 Old Rockford Road, and is currently legally described as Lots 1 and 2, Block 1, ~~St. Barnabas Addition~~ ST. BARNABAS ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference are the St. Barabas/Jordan Crossing PUD plans received by the City on May 11, June 22 and July 28, 2016, except as may be amended approved by City Council Resolution 2016-290, on file in the ~~office~~ Office of the Zoning Administrator under File 2016037.
- Subd. 3. **Allowable Uses.** The principal uses permitted within this PUD are a religious institution, a columbarium/memorial garden, daycare/Montessori school, and a residential hospice facility and the allowable accessory uses within this PUD are any accessory uses or uses by administrative permit listed in the RSF-1 (single family detached 1) zoning district.
- Subd. 4. **Development Standards.** Development standards shall be as indicated in the RSF-1 zoning district and on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2016-290, on file in the office of the Zoning Administrator under File 2016037.~~

21655.66. - Four Seasons PUD.

- Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located southwest of County Road 9 and Highway 169, and is currently legally described as follows:

Parcel 1:

All that part of Lot 1, Block 1, Plymouth Plaza 4th Addition lying Westerly of Hennepin County State Aid Highway No. 18, Plat 32.

Also: A 200-foot by 200-foot tract adjacent to the Northwesterly corner of Lot 1, Block 1, and labeled "EXCEPTION" on the plat of record of Plymouth Plaza 4th Addition, being described as follows:

Commencing at the Northeast corner of Lot 1, Block 1, Plymouth Plaza Addition; thence Easterly along the Southerly line of County Road No. 9, a distance of 269.01 feet; thence at a right angle South a distance of 7 feet to the actual point of beginning of the tract of land to be described; thence continuing South along the last described course a distance of 103 feet;

thence Southerly along a tangential curve to the left, with a radius of 834.3 feet, a distance of 97.23 feet; thence Easterly parallel with the Southerly line of County Road No. 9, a distance of 194.34 feet; thence at a right angle North a distance of 200 feet to a point 7 feet South of the Southerly line of County Road No. 9; thence Westerly parallel with Southerly line of County Road No. 9, a distance of 200 feet to the actual point of beginning.

Also: the North 48 feet of Lot 1, Block 5, Plymouth Plaza 4th Addition.

Also: the North 55 feet of Lot 1, Block 1, Plymouth Plaza Addition.

Also: the North 55 feet of Lots 1, 2, and 3, Block 5, Plymouth Plaza 2nd Addition.

Together with that part of Old Hennepin County Road No. 9 in that part of Section 13, Township 118, Range 22, Hennepin County, Minnesota, lying Westerly of the Northerly extension of the Westerly right-of-way of Lancaster Lane, as platted Plymouth Plaza 4th Addition, and lying Easterly and Southerly of the following described line:

Beginning at a point on the Northerly lot line of Lot 4, Block 5, Plymouth Plaza 2nd Addition, distant 46.35 feet Westerly of the Northeast corner of said Lot 4 (said Northerly line has assumed bearing of North 88 degrees 26 minutes 06 seconds East); thence North 41 degrees 33 minutes 47 seconds East, a distance of 58.50 feet, more or less, to the South line of Hennepin County State Aid Highway No. 18, Plat 32; thence Easterly along said Southerly line of C.S.A.H. No. 18 to its intersection with the Northerly extension of the Westerly right-of-way of said Lancaster Lane and there terminating.

Together with that part of County Road No. 9 (Rockford Road) lying Easterly of the Northerly extension of the Westerly right-of-way of Lancaster Lane and Westerly of the Westerly right-of-way of County State Aid Highway No. 18, all lying in Section 13, Township 118, Range 22, Hennepin County, Minnesota as vacated public roadway.

Together with that part of North 55 feet of Nathan Lane lying South of the South right-of-way line of County Road No. 9 in Section 13, Township 118, Range 22.

Together with that part of Lancaster Lane described as; Beginning at the intersection of the Easterly right-of-way of Lancaster Lane and the Southerly right-of-way of County Road No. 9; thence Southerly along the Easterly right-of-way of Lancaster Lane a distance of 200.23 feet; thence Northwesterly to a point on the Westerly right-of-way of Lancaster Lane distant 48.00 feet Southerly of Southerly right-of-way of County Road No. 9; thence Northerly along Westerly right-of-way of Lancaster Lane to Southerly right-of-way of County Road No. 9; thence Easterly to point of beginning and there terminating; all lying in Section 13, Township 118, Range 22, Hennepin County, Minnesota.

Parcel 2:

That part of Lot 3, Block 1, Plymouth Plaza 4th Addition, according to the recorded plat thereof, Hennepin County, Minnesota, lying Westerly of Hennepin County State Aid Highway No. 18, Plat 32 according to the recorded plat thereof and Northerly of the following described line: Commencing at the most Southwesterly corner of said Lot 3, Block 1,

Plymouth Plaza 4th Addition; thence Northwesterly along the right-of-way line of Lancaster Lane, according to the recorded plat thereof, to the most Westerly corner of said Lot 3, Block 1; thence Northeasterly along a Northwesterly line of said Lot 3, Block 1, for a distance of 100.00 feet to the actual point of beginning of the line to be described; thence Easterly parallel with the South line of said Lot 3, Block 1, to the Westerly line of said Hennepin County State Aid Highway No. 18, Plat 32 and there terminating.

Subd. 2. Incorporated herein by reference are the Four Seasons PUD plans ~~received by the City on October 4, 2019, except as may be amended approved~~ by City Council Resolution 2019-303, on file in the ~~office~~ Office of the Zoning Administrator under File 2019093.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:

- Two general-occupancy/family apartment buildings; one with 74 units and one with 89 units (combined total of 163 units), both with three stories of apartments over an indoor parking level.
- One independent-living senior apartment building with 255 units and six stories of apartments over an indoor parking level.
- Four retail/commercial buildings, each one story in height, totaling 23,300 square feet.
- A park-and-ride ramp containing 229 parking spaces on three parking levels.
- A City pump house (previously-existing structure to remain).

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved Four Seasons PUD plans ~~cited in Subd. 2 above received by the City on October 4, 2019, except as may be amended by City Council Resolution 2019-303, on file in the office of the Zoning Administrator under File 2019093.~~

21655.67. - West Plymouth Property PUD. ("The Enclave at Elm Creek")

Subd. 1. ~~Location. Legal Description.~~ This PUD is located at the northeast corner of 54th Avenue and County Road 101, and is currently legally described as follows:

Lots 1-6 of Block 1, Lots 1-8 of Block 2, Lots 1-3 of Block 3, and Lots 1-6 of Block 4, THE ENCLAVE AT ELM CREEK, Hennepin County, Minnesota.

AND

Lots 1-14 of Block 1, Lots 1-31 of Block 2, Lots 1-21 of Block 3, and Lots 1-22 of Block 4, THE ENCLAVE AT ELM CREEK 2ND ADDITION, Hennepin County, Minnesota.

~~That part of the West Half of the Southwest Quarter of Section 6, Township 118, Range 22, according to the United States Government Survey thereof, Hennepin County, Minnesota lying northerly and northeasterly of the following described line:~~

~~Commencing at the southeast corner of said West Half of the Southwest Quarter; thence on an assumed bearing of North 00 degrees 23 minutes 13 seconds East along the east line of said West Half of the Southwest Quarter a distance of 356.30 feet to the point of beginning of said described line; thence northwesterly a distance of 322.71 feet along a non-tangential curve concave to the northeast, having a radius of 467.50 feet, a central angle of 39 degrees 33 minutes 00 seconds and a chord that bears North 50 degrees 04 minutes 08 seconds West a distance of 316.34 feet; thence northwesterly a distance of 509.31 feet along a reverse curve concave to the southwest having a radius of 1282.50 feet and a central angle of 22 degrees 45 minutes 12 seconds; thence North 53 degrees 02 minutes 50 seconds West, tangent to last described curve, a distance of 290.23 feet; thence northwesterly a distance of 53.24 feet along a tangential curve concave to the southwest, having a radius of 532.50 feet and a central angle of 05 degrees 43 minutes 43 seconds; thence North 57 degrees 16 minutes 55 seconds West, not tangent to last described curve, a distance of 50.13 feet; thence northwesterly a distance of 244.19 feet along a non-tangential curve concave to the southwest, having a radius of 500.00 feet, a central angle of 27 degrees 58 minutes 57 seconds and a chord that bears North 76 degrees 11 minutes 16 seconds West a distance of 241.77 feet; thence South 89 degrees 49 minutes 15 seconds West, tangent to last described curve, a distance of 103.16 feet to the west line of said West Half of the Southwest Quarter and said described line there terminating.~~

Subd. 2. Incorporated herein by reference are the West Plymouth Property PUD plans ~~received by the City on June 9, 2017, except as may be amended approved~~ by City Council Resolution 2017-264, on file in the ~~office-Office~~ of the Zoning Administrator under File 2017032.

Subd. 3. **Allowable Uses.** The principal uses permitted ~~for the lots~~ within this PUD are single-family ~~development homes~~; and the allowable accessory uses within this PUD are any accessory uses or uses by administrative permit, as listed in the RSF-3 (single family detached 3) zoning district.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2017-264, on file in the office of the Zoning Administrator under File 2017032.~~

21655.68. - Westin Ridge PUD.

Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located at the southeast corner of Chankahda Trail and County Road 101, and is currently legally described as follows:

Lots 1-26 of Block 1, Lots 1-8 of Block 2, Lots 1-8 of Block 3, Lots 1-11 of Block 4, Lots 1-9 of Block 5, and Outlot B, WESTIN RIDGE, Hennepin County, Minnesota.

AND

Lots 1-10 of Block 1, Lots 1-12 of Block 2, Lots 1-14 of Block 3, Lots 1-22 of Block 4, Lot 1 of Block 5, and Outlots A, B, and-C, WESTIN RIDGE 2ND ADDITION, Hennepin County, Minnesota.

~~That part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 118, Range 22, Hennepin County, Minnesota described as follows:~~

~~Commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 52 minutes 54 seconds East, along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 394.51 feet to the point of beginning; thence continue North 89 degrees 52 minutes 54 seconds East; along said South line, a distance of 120.40 feet; thence North 21 degrees 38 minutes 37 seconds West, a distance of 109.52 feet; thence South 68 degrees 21 minutes 23 seconds West, a distance of 112.00 feet to a line that bears North 21 degrees 38 minutes 37 seconds West from the point of beginning; thence South 21 degrees 38 minutes 37 seconds East, a distance of 65.31 feet to the point of beginning.~~

AND

~~The West 750.00 feet of the Southwest Quarter of the Northwest Quarter of Section 6, Township 118, Range 22, Hennepin County, Minnesota.~~

~~Except therefrom the following described tract:~~

~~That part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 118, Range 22, Hennepin County, Minnesota described as follows:~~

~~Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 52 minutes 54 seconds East, along the North line of said Southwest Quarter of the Southwest Quarter, a distance of 568.58 feet to the point of beginning; thence continue North 89 degrees 52 minutes 54 seconds East, along said North line, a distance of 181.46 feet to the Northeast corner of the West 750.00 feet of said Southwest Quarter of the Northwest Quarter, thence South 07 degrees 13 minutes 22 seconds West, a distance of 170.65 feet; thence North 88 degrees 37 minutes 58 seconds East, a distance of 43.16 feet; thence North 29 degrees 36 minutes 53 seconds West, a distance of 126.83 feet to a line that bears South 42 degrees 14 minutes 18 seconds East from the point of beginning; thence North 42 degrees 14 minutes 18 seconds West, a distance of 80.61 feet to the point of beginning.~~

AND

~~That part of the West Half of the Northwest Quarter of Section 6, Township 118, Range 22, Hennepin County, Minnesota, lying southerly of the following described line:~~

~~Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter; thence North 00 degrees 44 minutes 04 seconds West along the west line of~~

~~said Northwest Quarter, a distance of 500.00 feet to the point of beginning of the line to be described; thence North 89 degrees 15 minutes 56 seconds East, a distance of 470.00 feet; thence South 39 degrees 05 minutes 06 seconds East, a distance of 1214.27 feet to the east line of said West Half of the Northwest Quarter and said line there terminating. EXCEPT the west 750.00 feet of the Southwest Quarter of the Northwest Quarter, also EXCEPT the following described tract:~~

~~That part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 118, Range 22, Hennepin County, Minnesota, described as follows:~~

~~Commencing at the southwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 52 minutes 54 seconds East, along the south line of said Northwest Quarter of the Northwest Quarter a distance of 394.51 feet to the point of beginning; thence continue North 89 degrees 52 minutes 54 seconds East; along said south line, a distance of 120.40 feet; thence North 21 degrees 38 minutes 37 seconds West, a distance of 109.52 feet; thence South 68 degrees 21 minutes 23 seconds West, a distance of 112.00 feet to a line that bears North 21 degrees 38 minutes 37 seconds West from the point of beginning; thence South 21 degrees 38 minutes 37 seconds East, a distance of 65.31 feet to the point of beginning.~~

~~TOGETHER with the following described tract:~~

~~That part of the Southwest Quarter of the Northwest Quarter of Section 6, Township 118, Range 22, Hennepin County, Minnesota described as follows: Commencing at the northwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 52 minutes 54 seconds East, along the north line of said Southwest Quarter of the Southwest Quarter a distance of 568.58 feet to the point of beginning; thence continue North 89 degrees 52 minutes 54 seconds East, along said north line, a distance of 181.46 feet to the northeast corner of the West 750.00 feet of said Southwest Quarter of the Northwest Quarter; thence South 07 degrees 13 minutes 22 seconds West, a distance of 170.65 feet; thence North 88 degrees 37 minutes 58 seconds East, a distance of 43.16 feet; thence North 29 degrees 36 minutes 53 seconds West, a distance of 126.83 feet to a line that bears South 42 degrees 14 minutes 18 seconds East from the point of beginning; thence North 42 degrees 14 minutes 18 seconds West, a distance of 80.61 feet to the point of beginning.~~

~~AND~~

~~All that part of the West One Half of the Northwest Quarter of Section 6, Township 118, Range 22, in Hennepin County, Minnesota, lying South of County Road No. 47, except:~~

~~That part of the West Half of the Northwest Quarter of Section 6, Township 118, Range 22, lying Southerly of the following described line:~~

~~Commencing at the Northwest corner of the Southwest Quarter of the of the Northwest Quarter of said section 6 thence on an assumed bearing of North 0 degrees~~

~~44 minutes 04 seconds West, along the West line of said Section 6, a distance of 500 feet, to the point of beginning of the line to be described; thence North 89 degrees 15 minutes 56 seconds East, 470.00 feet; thence South 39 degrees 05 minutes 06 seconds East 1214.27 feet, to the East line of the West Half of the Northeast Quarter of said Section 6 and said line there terminating.~~

~~AND~~

~~The West 275 feet of the Northerly 1120.2 feet of the Northeast Quarter of the Northwest Quarter lying South of County Road No. 47, Section 6, Township 118, Range 22, Hennepin County, Minnesota.~~

- Subd. 2. Incorporated herein by reference are the Westin Ridge PUD plans ~~received by the City on February 7, 2019, except as may be amended approved~~ by City Council Resolution 2019-060, on file in the ~~office-Office~~ of the Zoning Administrator under File 2018078.
- Subd. 3. **Allowable Uses.** The principal uses permitted for the lots within this PUD are single-family development, and the allowable accessory uses within this PUD are any accessory uses or uses by administrative permit listed in the RSF-3 (single family detached 3) zoning district.
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2019-060, on file in the office of the Zoning Administrator under File 2018078.~~

21655.69. - Timbers Edge PUD.

- Subd. 1. ~~**Location. Legal Description.**~~ This PUD is located on the west side of Holly Lane along both sides of 47th Avenue, and is currently legally described as follows: and includes all lots, blocks, and outlots within the plats recorded as TIMBERS EDGE and TIMBERS EDGE 2ND ADDITION, Hennepin County, Minnesota.
- ~~That part of the Northwest Quarter of the Southwest Quarter of Section 8, Township 118, Range 22, Hennepin County, Minnesota, lying southerly of the southerly right-of-way line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad, except the east 513.05 feet lying north of the south 531.5 feet thereof.~~
- Subd. 2. Incorporated herein by reference are the Timbers Edge PUD plans ~~received by the City on February 14, 2019, and March 22, 2019, except as may be amended approved~~ by City Council Resolution 2019-129, on file in the ~~office-Office~~ of the Zoning Administrator under File 2018044.
- Subd. 3. **Allowable Uses.** The principal use permitted for the lots within this PUD is single-family development, and the allowable accessory uses within this PUD are any accessory uses or uses by administrative permit listed in the RSF-3 (single family detached 3) zoning district.
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans~~ cited in Subd. 2 above, including —25-foot front and rear yard setbacks

and 7-foot side yard setbacks, ~~except as may be amended by City Council Resolution 2019-129, on file in the office of the Zoning Administrator under File 2018044.~~

21655.70. - PUD 81-1 (Northwest Business Campus).

Amendment for ~~an addition to~~ McDonald's ~~Addition for Lot 1, Block 1, Northwest Business Campus Seventh Addition:~~

- Subd. 1. ~~Location. Legal Description.~~ The property affected by this PUD amendment is located at 2705 Annapolis Circle North, and is legally described as Lot 1, Block 1, ~~Northwest Business Campus Seventh Addition~~ NORTHWEST BUSINESS CAMPUS SEVENTH ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference ~~is are~~ the ~~amended McDonald's~~ PUD ~~amendment~~ Plans received by the City on May 31, 2019, except as may be amended approved by City Council Resolution 2019-190, on file in the Office of the Zoning Administrator under File 2019025.

21655.71. - PUD 81-1 (Northwest Business Campus).

Amendment for ~~a reconfiguration of~~ parking lots ~~reconfiguration for Lots 1, 2 and 3, Block 1, Northwest Business Campus 5th Addition:~~

- Subd. 1. ~~Location. Legal Description.~~ This PUD ~~The three parcels affected by this PUD amendment are located at 2905 Northwest Boulevard, 2800 Campus Drive, and 2955 Xenium Lane North, and are is~~ legally described, respectively, as: Lots 1-3, Block 1, NORTHWEST BUSINESS CAMPUS FIFTH ADDITION, Hennepin County, Minnesota.
- ~~Lots 1-3, Block 1, Northwest Business Campus 5th Addition, Hennepin County, Minnesota.~~
- Subd. 2. Incorporated herein by reference ~~are the Northwest Business Campus 5th Addition~~ are the PUD amendment plans ~~received by the City on April 24, 2019, except as may be amended approved~~ by City Council Resolution 2019-194, on file in the Office of the Zoning Administrator under File 2019029.
- Subd. 3. ~~Development Standards.~~ Development standards shall be as indicated on the PUD general plan under file MPUD 81-1, provided they comply with all the development standards and conditions approved by City Council Resolutions 84-132 through 84-136, on file in the Office of the Zoning Administrator under Files ~~84003 and 84004.~~

21655.72. - ~~Plymouth Station~~ PUD 91-1 (Seven Ponds North).

Amendment for ~~Taco Bell facade facade~~ changes at Taco Bell, within Plymouth Station ~~PUD~~.

- Subd. 1. ~~Location. Legal Description.~~ The property affected by this PUD amendment is located at 16855 County Road 24, and is legally described as Tract B, Registered Land Survey No. 1799 REGISTERED LAND SURVEY NO. 1799, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference ~~is are~~ the Taco Bell amended PUD amendment Pplans received by the City on January 6, 2020, except as may be amended approved by City Council Resolution 2020-067, on file in the Office of the Zoning Administrator under File 2020001.

21655.73. - Perl Gardens PUD.

- Subd. 1. ~~Location. Legal Description.~~ The legal description of this ~~This~~ PUD is located on the west side of County Road 101 at 38th Place North, and is legally described as follows: Lots 1-39 of Block 1, Lots 1-5 of Block 2, and Lots 1-2 of Block 3, PERL GARDENS, Hennepin County, Minnesota.

Parcel 1:

~~The East 290 feet of the South 402 feet of the North 632 feet of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 18, Township 118 North, Range 22 West of the 5th Principal Meridian.~~

~~Also: The East 480 feet of the North 230 feet of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 18, Township 118, Range 22.~~

~~Also: That part of the West 420 feet of the East 710 feet of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 18, Township 118, Range 22, lying South of the North 230 feet thereof, and North of the following described line: Commencing at the Southeast corner of the Southwest ¼ of said Southeast ¼; thence North along the East line thereof 704 feet; thence deflecting left 55 degrees 50 minutes to the Southerly extension of the East line of said West 420 feet; thence North along said Southerly extension and said East line a distance of 553.2 feet to the point of beginning of the line being described; thence deflecting left 88 degrees 06 minutes to the West line of said East 710 feet, and there ending, according to the U.S. Government Survey thereof, subject to an easement over the easterly 33 feet thereof for State Highway 101, also subject to and together with an easement for driveway purposes over the South 30 feet of the North 245 feet of the East 500 feet of said South ½ of the Northwest ¼ of the Southeast ¼.~~

~~Hennepin County, Minnesota.~~

Parcel 2:

~~That part of the East 290 feet of the Southwest ¼ of the Southeast ¼ and of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 18, Township 118, Range 22, lying Northerly of the centerline of Medina Road, formerly known as County Road No. 48,~~

and South of the North 632 feet of said South ½, except that part of the Southwest ¼ of the Southeast ¼ of Section 18, Township 118, Range 22 described as follows: Beginning at the intersection of the center line of County Road No. 48 and the center line of State Highway No. 101; thence North along the said center line of State Highway No. 101 a distance of 283 feet; thence West at right angles a distance of 200 feet; thence South at right angles a distance of 153 feet to the center line of said County Road No. 48; thence Southeasterly along the center line of said County Road No. 48 a distance of 240 feet to the point of beginning.

And

That part of the Southwest ¼ of the Southeast ¼ of Section 18, Township 118, Range 22 described as follows: Beginning at the intersection of the center line of County Road No. 48 and the center line of Minnesota State Highway No. 101; thence North along said center line of said State Highway No. 101 a distance of 283 feet; thence West at right angles a distance of 200 feet; thence South at right angles a distance of 153 feet to the center line of said County Road No. 48; thence Southeasterly along the center line of said County Road No. 48 a distance of 240 feet to the point of beginning.

Hennepin County, Minnesota.

- Subd. 2. Incorporated herein by reference are the Perl Gardens PUD plans ~~received by the City on June 4, 2020, and the parking/fire truck turning exhibit received by the City on June 3, 2020, except as may be amended approved~~ by City Council Resolution 2020-194, on file in the ~~office~~ Office of the Zoning Administrator under File 2020026.
- Subd. 3. **Allowable Uses.** The principal uses permitted for the lots within this PUD include one-family and two-family homes, and the allowable accessory uses within this PUD are any accessory uses or uses by administrative permit listed in the RMF-1 (multiple family 1) zoning district.
- Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2020-194, on file in the office of the Zoning Administrator under File 2020026.~~

21655.74. - PUD 81-1 (Northwest Business Campus).

Amendment for TGK Automotive ~~for Lot 3, Block 1, Northwest Business Campus Fourteenth Addition:~~

- Subd. 1. ~~Location. Legal Description.~~ The property affected by this PUD amendment is located at 2675 Campus Drive, and is legally described as Lot 3, Block 1, ~~Northwest Business Campus 14th Addition~~ NORTHWEST BUSINESS CAMPUS 14TH ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference ~~is are~~ the TGK Automotive amended PUD amendment Pplans ~~received by the City on January 9, 2021 and additional information on February 16, 2021, February 18, 2021, and February 23, 2021, except as may be amended approved~~ by

City Council Resolution 2021-114, on file in the Office of the Zoning Administrator under File 2021006.

21655.75. - Parkera Plymouth PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located in the northwest quadrant of Highway 55 and County Road 9, and is legally described as ~~Lots 1—3~~ Lots 1-3, of Block 1, and Outlot A, ~~Parkera Plymouth Addition~~ PARKERA PLYMOUTH ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Parkera Plymouth PUD plans ~~received by the City on April 30, 2021, with additional information on May 14, 2021, May 18, 2021, May 28, 2021, June 1, 2021, June 7, 2021, June 22, 2021, June 29, 2021, July 6, 2021, July 8, 2021, and July 12, 2021, except as may be amended approved~~ by City Council Resolution 2021-228, on file in the ~~office~~ Office of the Zoning Administrator under ~~file~~ File 2021032.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:

- One market rate four-story apartment building with 210-units and a 429-stall parking garage.
- One 70,000 square foot medical office building.
- One previously ~~-~~existing church.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above approved by City Council Resolution 2021-228, on file in the office of the Zoning Administrator under file~~ 2021032.

21655.76. - Bassett Creek Apartments PUD.

Subd. 1. ~~Location. Legal Description.~~ This PUD is located at 10010 6th Avenue North (Wren on the Creek Apartments) and 10000 Highway 55 (previously-existing office building), and is legally described, respectively, as Lots 1 and 2, Block 1, ~~Groves Office Park, according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract and Torrens property, Certificate of Title No. 1330612).~~ The registered portion of the land is described as follows: That part of Lot 1, Block 1, Groves Office Park, embraced within the Southwest Quarter of the Northeast Quarter of Section 36, Township 118, Range 22, KATE LORRAINE, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Bassett Creek Apartments PUD plans ~~received by the City on October 8, 2021, November 18, 2021, February 9, 2022, February 15, 2022, February 16, 2022, February 23, 2022, and February 24, 2022, except as may be amended approved~~ by City Council Resolution 2022-098, on file in the ~~office~~ Office of the Zoning Administrator under ~~file~~ File 2021081.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:

- One seven-story apartment building with 176-units and a 238-stall parking garage.
- One previously existing 64,000 square foot office building.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above approved by City Council Resolution 2022-098, on file in the office of the Zoning Administrator under file 2021081.~~

21655.77. - PUD 81-1 (Northwest Business Campus).

Amendment to allow medical clinics ~~/ and medical~~ office ~~uses for Lots 1—4, Block 1, Northwest Business Campus Fifth Addition:~~

Subd. 1. ~~**Location. Legal Description.** This PUD is~~ The four parcels affected by this PUD amendment are located at 2905 Northwest Boulevard, 2800 Campus Drive, 2955 Xenium Lane North, and 3000 Campus Drive, and are legally described, respectively, as: Lots 1-4, Block 1, NORTHWEST BUSINESS CAMPUS FIFTH ADDITION, Hennepin County, Minnesota.

~~Lots 1-4, Block 1, Northwest Business Campus 5th Addition, Hennepin County, Minnesota.~~

Subd. 2. Incorporated herein by reference are the PUD amendment plans Northwest Business Campus PUD general plan under file MPUD 81-1, except as amended by City Council Resolutions 84-132 through 84-136 on file in the Office of the Zoning Administrator under Files 84003 and 84004, except as amended by the PUD amendment approved by City Council Resolution 2004-436 on October 26, 2004 and the supporting plans and application received by the City on September 10, 2004 on file in the office of the Zoning Administrator under file 2004126, except as amended by the PUD amendment approved by City Council Resolution 2019-194 on April 24, 2019, on file in the Office of the Zoning Administrator under File 2019029, except as amended by the PUD amendment approved by City Council Resolution 2021-154 with the application materials received by the City on April 2, 2021, and additional information on April 15, 2021 on file in the ~~office~~ Office of the Zoning Administrator under ~~file~~ File 2021027.

Subd. 3. **Allowable Uses.** ~~A furniture showroom with occasional retail sales is permitted on Lot 2, Block 1, Northwest Business Campus 5th Addition. The retail use is approved according to file 2004126, which is on file in the office of the Zoning Administrator. Additionally, In addition to other uses previously approved under this PUD, medical clinics/ and medical office uses limited to not more than 7,000 square feet or less of the each principal structure are permitted, provided compliance with city parking regulations is met. of this Chapter are met. The medical clinics/offices use is approved according to file 2021027, which is on file in the office of the Zoning Administrator, in addition to uses previously approved under the PUD.~~

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD ~~general plans under file MPUD 81-1, provided they comply with all the development standards and conditions as cited in Subd. 2 above.~~

21655.78. - PUD 81-1 (Northwest Business Campus).

Amendment for parking expansion at ~~WestHealth Westhealth, 3005 Campus Drive:~~

- Subd. 1. ~~Location. Legal Description.~~ The property affected by this PUD amendment is located at 3005 Campus Drive, and is legally described as Lot 2, Block 1, ~~West Suburban Health Campus Fourth Addition~~ WEST SUBURBAN HEALTH CAMPUS FOURTH ADDITION, Hennepin County, Minnesota.
- Subd. 2. Incorporated herein by reference ~~is are~~ the ~~amended~~ PUD ~~amendment~~ Plans received by the City on February 1, 2022, except as may be amended approved by City Council Resolution 2022-113, on file in the ~~office~~ Office of the Zoning Administrator under File 2022011.

21655.79. - SPRC Land ~~v~~Ventures PUD. (“The Boulevard”)

- Subd. 1. ~~Location. Legal Description.~~ The legal description of this ~~This~~ PUD is located in the southeast quadrant of County Road 10 and I-494, and is legally described as follows: Lots 1-5 of Block 1, Lots 1-6 of Block 2, and Lots 1-7 of Block 3, THE BOULEVARD, Hennepin County, Minnesota.

PARCEL 1:

~~That part of Government Lot 5 and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 as platted in the recorded plat of Bass Lake Highlands and lying Westerly and Southerly of the center line of county State Aid Highway No. 10 as platted in the recorded plat of Hennepin County State Aid Highway No. 10, Plat 8.~~

PARCEL 2:

~~That part of the South Half of the Southeast Quarter of Section 34, Township 119, Range 22, Hennepin County, Minnesota, lying Southeasterly of the East line of Interstate Highway 494 as described in warranty Deed filed in Book 2460 of Deeds on page 33, as Document Number 3499559, and lying Southwesterly of the Southerly line of Hennepin County State Aid Highway No. 10 as shown on Highway Plat Document No. 3867013.~~

PARCEL 3:

~~That part of the West Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 and lying North and East of Interstate Highway 494 as described in Final certificate filed as Document Number 4040272.~~

PARCEL 4:

~~The East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 3,~~

~~Township 118, Range 22, lying Northerly and Easterly of the centerline of Hennepin County State Aid Highway No. 10 and its extension Northwesterly; and EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying southerly of the following-described line:~~

~~Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North along the East line of said East Half of Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence South 55 degrees 14 minutes 12 seconds west, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve concave to the Southeast having a central angle of 7 degrees 34 minutes 44 seconds; thence Westerly 382.11 feet along a non-tangential curve concave to the Southwest having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and a chord bearing North 69 degrees 52 minutes 02 seconds west to the Southerly line of Hennepin County Highway No. 47, Plat 13; thence South 79 degrees 42 minutes 49 seconds West, along said Southerly line and not tangent to last described curve, 598.08 feet to the west line of said East Half of the Northeast Quarter and there terminating; and also EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, described as commencing at the Southeast corner of said East Half of the Northeast Quarter; thence northerly along the East line of said East Half of the Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence Southwesterly deflecting to the left 124 degrees 45 minutes 48 seconds, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve, concave to the Southeast, having a central angle of 7 degrees 34 minutes 44 seconds, and a radius of 2,865.79 feet; thence Westerly 382.11 feet along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and the chord of said curve deflects to the right 62 degrees 28 minutes 30 seconds to a point on the southerly line of Hennepin county Highway No. 47, Plat 13, on file and of record in the office of the Hennepin County Recorder; thence Northeasterly along said Southerly line and not tangent to last described curve to the East line of said East half of the Northeast Quarter; thence South along said East line to the point of beginning.~~

Subd. 2. Incorporated herein by reference are the SPRC Land Ventures ~~Plymouth~~ PUD plans ~~received by the City on February 1, 2024 with revisions received on February 9, 2024, except as may be amended approved~~ by City Council Resolution 2024-101, on file in the ~~office~~ Office of the Zoning Administrator under File 2023082, together with the PUD amendment plans allowing accessory fuel sales at 6130 Sycamore Lane as approved by City Council Resolution 2025-036 on file in the Office of the Zoning Administrator under File 2024097.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:

- (a) ~~Lots 1-2, Block 1 (as shown on the preliminary plat):~~ Business park or med/tech building(s) totaling up to 135,000 sq. ft. at ground level (plus potential mezzanine space) with uses limited to:
 - (1) Laboratories.
 - (2) Offices.
 - (3) Research and development.
 - (4) Related showrooms.

- (5) High technology industrial uses, defined herein as businesses where electronic, communication, precision scientific, biomedical, or technical equipment or products may be designed, fabricated, created, assembled, and packaged, provided that:
 - i. All activities and storage of equipment and materials shall take place completely within the principal building; and
 - ii. The use does not create negative impacts on surrounding uses due to odors, smoke, dust, noise, or vibration.
 - (6) Accessory manufacturing, compounding, assembly, packaging, warehousing (excludes warehousing of explosive or hazardous materials), or treatment of merchandise or commodities limited to not more than 40 percent of the gross floor area of the building (such limitation shall not apply to high technology industrial uses), and provided no outside storage is associated with the use.
 - (7) Accessory uses and uses by administrative permit, as listed in the B-C (business campus) district.
 - (8) No distribution centers shall be allowed.
- (b) ~~Lot 2,3, Block 1 (as shown on the preliminary plat):~~ Building containing up to 80,000 sq. ft. of up to three stories with uses limited to:
- (1) Offices, administrative/commercial.
 - (2) Offices/clinics, for medical, dental, or chiropractic services, including surgery centers and related rehabilitative services, short-term housing and care.
 - (3) Hotel and related ancillary uses.
- (c) ~~Lots 3 4-5, Block 1 (as shown on the preliminary plat):~~ Lot 4, Block 1: Grocery supermarket, grocery superstore, hotel, or indoor commercial recreation use (as defined in the Plymouth Zoning Ordinance) containing up to 65,000 sq. ft.; Accessory fuel sales may be provided in conjunction with a grocery store for the property located at 6130 Sycamore Lane; and Lot 5, Block 1: retail-Retail or coffee shop building containing up to 3,000 sq. ft. that may include drive-through or drive-up window service. ~~Accessory fuel sales may be provided in conjunction with a grocery store for the property located at 6130 Sycamore Lane.~~
- (d) ~~Lots 1-6, Block 2 (as shown on the preliminary plat):~~ Retail buildings totaling up to 26,500 sq. ft., up to two of which may include drive-through or drive-up window service. The following commercial uses shall not be allowed: auto service or auto accessory stores, car washes, motor fuel sales, currency exchanges, dry cleaning operations that include on-site processing, funeral homes/mortuaries, reception halls/event centers, pawnshops, and sexually oriented businesses.
- (e) ~~Lots 1 and 4 Lots 5-7, Block 3 (as shown on the preliminary plat):~~ Apartment-style residential buildings totaling up to 925 dwelling units. ~~One of the~~ The residential buildings on Lot 5, Block 3 may have an attached parking ramp with up to 4,000 sq. ft. of main floor retail space. Within the retail area associated with the parking ramp, the following commercial uses shall not be allowed: auto service or auto accessory stores, car washes, motor fuel sales, currency exchanges, dry cleaning operations that include on-site processing, funeral homes/mortuaries, reception halls/event centers, pawnshops, and sexually oriented businesses.

- (f) Lot 2, Block 3 ~~(as shown on the preliminary plat)~~: City park and related accessory uses.
- (g) Lots ~~3-4~~, Block 3 ~~(as shown on the preliminary plat)~~: Waterfront retail or restaurant building(s) totaling up to 16,000 sq. ft. The following commercial uses shall not be allowed: auto service or auto accessory stores, car washes, motor fuel sales, currency exchanges, dry cleaning operations that include on-site processing, funeral homes/mortuaries, reception halls/event centers, pawnshops, and sexually oriented businesses.

Subd. 4. **Building Height.**

- (a) Maximum building height for the med/tech business park building(s) to be located on Lots ~~1-2~~, Block 1 ~~(as shown on the preliminary plat)~~ and for the office building to be located on Lot ~~2-3~~, Block 1 ~~(as shown on the preliminary plat)~~ shall be as prescribed in the B-C (business campus) zoning district.
- (b) Maximum building height for the grocery building and retail or coffee shop building to be located on Lots ~~3-4-5~~, Block 1 ~~(as shown on the preliminary plat)~~ shall be as prescribed in the C-4 (community commercial) zoning district.
- (c) Maximum building height for the retail buildings to be located on Lots ~~1-6~~, Block 2 ~~(as shown on the preliminary plat)~~ shall be as prescribed in the C-4 (community commercial) zoning district.
- (d) Maximum building height for the apartment buildings, including one that may include an attached parking ramp with main floor retail space, to be located on Lots ~~1 and 4~~ ~~Lots 5-7~~, Block 3 ~~(as shown on the preliminary plat)~~ shall be as prescribed in the RMF-5 (multiple family dwelling 5) zoning district.
- (e) Maximum height for any city park structures to be located on Lot 2, Block 3 ~~(as shown on the preliminary plat)~~ shall be as prescribed in the P-I (public/industrial) zoning district.
- (f) Maximum building height for the waterfront retail or restaurant building(s) to be located on Lots ~~3-4~~, Block 3 ~~(as shown on the preliminary plat)~~ shall be as prescribed in the C-4 (community commercial) zoning district.

Subd. 5. **Other Development Standards.** Development standards not otherwise described in this Section shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2024-101, on file in the office of the Zoning Administrator under File 2024082.~~

21655.80 - Harbor Fernbrook PUD.

Subd. 1. **Location.** Legal Description. The legal description of this This PUD is located at the northwest corner of Harbor Lane and Fernbrook Lane, and is currently legally described as follows:

That part of Lot 2, Block 2, Fox Meadows First Addition, Hennepin County, Minnesota, lying Southerly of a line beginning at a point in the East line of said Lot 2, distant 156.52 feet North of the Southeast corner thereof; thence West at a right angle to said East line 167.56 feet; thence Southerly deflecting to the left 60 degrees 58 minutes 33 seconds a distance of 70.21 feet to the Southwesterly line of said Lot 2, and there terminating.

AND

Lot 2, Block 2, Fox Meadows First Addition filed October 28, 1970 in Book 186 of Plats, Page 7, Hennepin County, Minnesota, except that part lying Southerly of the following described line:

Beginning at a point in the East line of Lot 2, distant 156.52 feet North of the Southeast corner thereof; thence West at a right angle to said East line 167.56 feet; thence Southerly deflecting to the left 60 degrees 58 minutes 33 seconds a distance of 70.21 feet to the Southwesterly line of said Lot 2 and there terminating, Hennepin County, Minnesota.

AND

Lot 1, Block 2, Fox Meadows First Addition, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Harbor Fernbrook PUD plans ~~received by the city on June 3, 2024, June 20, 2024, July 6, 2024, July 31, 2024, and August 12, 2024, except as may be amended approved~~ by City Council Resolution 2024-242, on file in the ~~office~~ Office of the Zoning Administrator under File 2024019.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:

- Two, six-story apartment buildings each with 176 units each with 176 indoor stalls on the first floor and 282 outdoor parking stalls.

Subd. 4. ~~Other Development Standards.~~ Development standards not otherwise described in this Section shall be as indicated on the approved PUD ~~general plans cited in Subd. 2 above, except as may be amended by City Council Resolution 2024-242, on file in the office of the Zoning Administrator under File 2024019.~~ PUD flexibilities approved consist of:

- Building 1 setback 17 feet from the front lot line (south) where 25 feet is required.
- Building 1 setback 21 feet from the front lot line (east) where 25 feet is required.
- Building 1 setback 22 feet from the side lot line (west) where 25 feet is required.
- Building 1 is allowed 19 studios/alcoves (11%) and Building 2 is allowed 25 studios/alcoves (14%) where 10% is allowed.
- Building 1 and 2 are allowed reduced parking stall sizes consistent with referenced plans.
- Building 1 and 2 are approved at 1.55 parking stalls per unit where 1.8 is required.
- Building 1 is permitted a generator in the front yard.
- Standards not listed shall fall to the RMF-5 (multiple family 5) zoning district standards.

Subd. 5. **PUD amenities approved consist of:**

- EV chargers for 10% of indoor parking and solar ready roof.
- Indoor, secure bike storage. Exterior bike racks and fix-it station.

- Rooftop amenity deck with pool.
- Four art installations on first floor of building.
- Four-sided, high-quality architecture with resilient materials.
- Water feature near entrance.
- Enhanced landscape near the public plaza.

21655.81. – Enclave PUD.

Subd. 1. **Location.** This PUD is located in the southwest quadrant of County Road 10 and Highway 169 at Nathan Lane, and is legally described as Lots 1-3 of Block 1, and Lot 1 of Block 2, BASS LAKE PLAZA 6TH ADDITION, Hennepin County, Minnesota.

Subd. 2. Incorporated herein by reference are the Enclave PUD plans approved by City Council Resolution 2023-102 on file in the Office of the Zoning Administration under File 2023002.

Subd. 3. **Allowable Uses.** The uses permitted in this PUD shall include the following:

- (a) One market rate four-story apartment building with 219 units and with 220 indoor parking spaces and 163 outdoor parking spaces.
- (b) Two new retail buildings totaling 10,200 square feet in area.
- (c) One pre-existing convenience store/gas station.

Subd. 4. **Development Standards.** Development standards shall be as indicated on the approved PUD plans cited in Subd. 2 above. PUD flexibilities approved consist of:

- (a) Reduced parking for the apartment building to 1.7 parking spaces per unit.
- (b) Up to 14.5 percent efficiency or alcove units in the apartment building.

Section 96. Amendment. Table 3 in Section 21665.04, Subd. 2 of the Plymouth City Code [SHORELAND MANAGEMENT OVERLAY DISTRICT – GENERAL DENSITY AND DESIGN STANDARDS] is amended as follows:

Table 3: Special Minimum Lot Size and Structure Setback Standards

	Lots Abutting Public Water (Riparian Lots)			Lots Not Abutting Public Water (Non-Riparian Lots)		
Class	Width (min.)	Area (min.)	Setback <u>from</u> <u>OWHL</u> (min.)	Width (min.)	Area (min.)	Setback (min.)
NE/sewer	125 ft. @ OHWL/ BL	Greater of 40,000 square feet or UL	150 ft.	125 ft. @ BL	Greater of 20,000 square feet or UL	UL
NE/no sewer	200 ft. @ OHWL		150 ft.	UL		UL
GD/sewer	75 ft. @ OHWL	UL	50 ft.	UL	UL	UL
GD/no sewer	100 ft. @ OHWL	UL	75 ft.	UL	UL	UL
RD/sewer	110 ft. @ BL; 75 ft. @ OHWL	Greater of 20,000 square feet or UL	75 ft.	UL	UL	UL
RD/no sewer	150 ft. @ OHWL		100 ft.	UL	UL	UL
TS/sewer	UL	UL	50 ft.	UL	UL	UL
TS/no sewer	UL	UL	100 ft.	UL	UL	UL

Section 97. [Amendment.](#) APPENDIX A entitled “ZONING TABLES” located at the end of Chapter 21 (known as the “Plymouth Zoning Ordinance”) of the City Code is deleted from the code in its entirety.

Section 98. [Amendment.](#) Chapter 21 of the City Code of the City of Plymouth, Minnesota, adopted December 18, 1996 as amended, is amended by changing the classification on the City of Plymouth Zoning Map from C-1 (convenience commercial) to C-2 (neighborhood commercial) with respect to two parcels located at 17805 and 17905 Old Rockford Road. The legal descriptions of the properties to be rezoned are as follows:

17805 Old Rockford Road (PIN 18-118-22-11-0091):

Lot 1, Block 1, ROCKFORD GLEN 4TH ADDITION, Hennepin County, Minnesota.

17905 Old Rockford Road (PIN 18-118-22-12-0008):

Tract A, REGISTERED LAND SURVEY NO. 1091, Hennepin County, Minnesota.

Section 99. [Amendment.](#) Chapter 21 of the City Code of the City of Plymouth, Minnesota, adopted December 18, 1996 as amended, is amended by changing the classification on the City of Plymouth Zoning Map from C-1 (convenience commercial) and PUD (planned unit development) to P-I (public/institutional) with respect to the city-owned trail parcel located between 17805 Old Rockford Road and Old Rockford Road right-of-way. The legal description of the property to be rezoned is as follows:

PIN 18-118-22-11-0025 (address unassigned):

Outlot E, ROCKFORD GLEN, Hennepin County, Minnesota.

Section 100. [Amendment.](#) Chapter 21 of the City Code of the City of Plymouth, Minnesota, adopted December 18, 1996 as amended, is amended by changing the classification on the City of Plymouth Zoning Map from PUD (planned unit development) to I-2 (general industrial) with respect to the parcel located at 14920 27th Avenue North. The legal description of the property to be rezoned is as follows:

14920 27th Avenue North (PIN 21-118-22-43-0009):

Lot 8, Block 2, CIRCLE STAR BUSINESS CENTER 2ND ADDITION, Hennepin County, Minnesota.

Section 101. Effective Date. This Ordinance shall be in full force and effect upon its passage.

ADOPTED by the City Council on this ** day of ****, 2025.

Jeffry Wosje, Mayor

ATTEST:

Jodi M. Gallup, City Clerk

CITY OF PLYMOUTH HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2025-

ORDINANCE AMENDING CHAPTERS 1, 3, 5, 7, 8, 10, 13, AND 20 OF THE PLYMOUTH CITY CODE (2025006)

THE CITY OF PLYMOUTH ORDAINS:

Section 1. Legislative Formatting for Amendments. Amendments within this Ordinance are marked as follows: underlined text = new text to be added, and ~~stricken text~~ = text to be deleted. Any text without markings (i.e., not underlined or ~~stricken~~) shall remain as currently exists.

Section 2. Amendment. Section 105.01, Subd. 21 of the Plymouth City Code [DEFINITIONS OF COMMONLY USED TERMS] is amended as follows:

Subd. 21. Community and Economic Development Director means the Plymouth Community and Economic Development Director or his/her designee.

Section 3. Amendment. Section 105.01, Subd. 118 of the Plymouth City Code [DEFINITIONS OF COMMONLY USED TERMS] is amended as follows:

Subd. 118. *Wild Animal* means any animal that is wild, ferocious, or vicious by nature, habit, disposition, or character. Animals in this category include, but are not limited to, any ape, (including chimpanzee, gibbon, gorilla, orangutan, or siamang), baboon, bear, bison, bobcat, cheetah, crocodile, coyote, deer, (including all members of the deer family such as antelope, elk, and moose), duck, elephant, ferret, fox, goose, hippopotamus, hyena, jaguar, leopard, lion, lynx, monkey, puma (also known as cougar, mountain lion, or panther), raptor, rhinoceros, any snake that is poisonous or any constrictor snake, snow leopard, tiger, wolf, or hybrid mix of any of the wild animals such as wolf/dog mixes.

Section 4. Amendment. Section 305.03, Subd. 1 of the Plymouth City Code [ADMINISTRATIVE CODE; BOARDS, COMMISSIONS, AND COMMITTEES -- PLANNING COMMISSION] is amended as follows:

Subd. 1. **Commission Established.** The Planning Commission is established pursuant to the Municipal Planning Enabling Act, Minn. Stats. Ch. 462, and ~~has the powers and duties assigned to it by that Act and by this Code, State law and the Charter. The Planning Commission~~ is hereby designated the planning agency of the City pursuant to the

Municipal Planning Enabling Act. The Planning Commission shall serve as the planning agency for the City for the purposes of Minnesota Statutes 462.351 to 462.365, except that the City's planning department shall serve this function pertaining only to the sale and acquisition of property in accordance with Minnesota Statute 462.356, Subd. 2.

Section 5. Amendment. Section 305.03, Subd. 4.D of the Plymouth City Code [ADMINISTRATIVE CODE; BOARDS, COMMISSIONS, AND COMMITTEES -- PLANNING COMMISSION] is amended as follows:

- D. To study preliminary ~~and final~~ plats and to advise the Council of its recommendations thereof.

Section 6. Amendment. Section 516.05 of the Plymouth City Code [ADMINISTRATION—VARIANCES -- REVIEW CRITERIA] is amended as follows:

516.05. - Review Criteria.

- Subd. 1. The Council shall not approve a variance unless they find that the following criteria, as applicable, have been met:
 - A. The variance, and its resulting construction or project, would be in keeping with the spirit and intent of this ~~e~~Chapter.
 - B. The variance applicant has satisfactorily demonstrated that there are practical difficulties in complying with this Chapter.~~would alleviate an unusual hardship existing upon the land such as physical surroundings, shape, or topographical conditions. Unusual hardship includes, "Practical difficulties" may include, but is are~~ not limited to, inadequate access to direct sunlight for solar energy systems, and means that:
 - (1) The applicant proposes to use the property in a reasonable manner;
 - (2) The plight of the landowner is due to unusual conditions, or to circumstances unique to the property (e.g., physical surroundings, shape, topographical conditions, etc.) that were not created by the landowner; and
 - (3) The variance, if granted, would not alter the essential character of the locality.
 - C. The variance₂ and its resulting construction or project₂ would not be detrimental to the public welfare or injurious to other nearby properties.
 - D. The variance requested is the minimum action required to address or alleviate the ~~hardship~~ practical difficulties.

Section 7. Amendment. Section 730 of the Plymouth City Code [STREET LIGHTING] is deleted in its entirety and replaced with "REPEALED" as Follows:

SECTION 730 – REPEALED (formerly: Street Lighting)

Section 8. Amendment. Section 800.01 of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS – FINDINGS, PURPOSE, AND INTENT] is amended as follows:

800.01. - Findings, Purpose, and Intent.

To provide for the health, safety and welfare of its citizens, and to ensure the integrity of its streets and the appropriate use of the rights-of-way, the City strives to keep its rights-of-way in a state of good repair and free from unnecessary encumbrances.

Accordingly, the City hereby enacts this section relating to right-of-way permits and administration. This section imposes reasonable regulation on the placement and maintenance of facilities and equipment currently within its rights-of-way or to be placed therein at some future time. It is intended to complement the regulatory roles of state and federal agencies. Under this section, persons excavating and obstructing the rights-of-way will bear financial responsibility for their work. Finally, this section provides for recovery of out-of-pocket and projected costs from persons using the public rights-of-way.

This section shall be interpreted consistently with Minnesota Statutes, Sections 237.16, 237.162, 237.163, 237.79, 237.81, ~~and 238.086~~, 326B.0921, and 326B.198 (the "Act") and the other laws governing applicable rights of the City and users of the right-of-way. This section shall also be interpreted consistent with Minnesota Rules 7819.0050—7819.9950 where possible. To the extent any provision of this section cannot be interpreted consistently with the Minnesota Rules, that interpretation most consistent with the Act and other applicable statutory and case law is intended. This section shall not be interpreted to limit the regulatory and police powers of the City to adopt and enforce general ordinances necessary to protect the health, safety and welfare of the public.

Section 9. Amendment. Section 800.02, Subd. 8 of the Plymouth City Code [CONSTRUCTION IN STREETS, ALLEYS AND PUBLIC GROUNDS -- PUBLIC RIGHT-OF-WAY REGULATIONS] is amended by adding Item O as follows:

O. Except in the case of an emergency when approved by the City Engineer, no right-of-way obstruction or excavation, including but not limited to hard surface removal, may be performed when seasonally prohibited between November 1st of each year and the time that the Minnesota Department of Transportation lifts seasonal load limits, or when conditions are otherwise unreasonable for such activities as determined by the City Engineer.

Section 10. Amendment. Section 1015.35 of the Plymouth City Code [PERMIT PROCEDURES AND FEES – STREET LIGHT UTILITY FEES] is amended as follows:

1015.35. -~~Street Light Utility Fees~~ Reserved.

Residential Street Light Rate	\$3.25/month
Commercial Street Light Rate	\$3.25/month multiplied by a rate factor of five for each street light benefiting the property

Section 11. Amendment. Section 1305 of the Plymouth City Code [STREETS; TRAFFIC] is amended by adding Section 1305.19 as follows:

1305.19. - Installation of Traffic Control Devices.

Subd. 1. The City Engineer or designee is empowered to install, maintain, modify, or remove traffic control devices on any public street as deemed necessary. All traffic control devices shall conform to the specifications as determined by the Minnesota Department of Transportation.

Subd. 2. In making the determination to install, maintain, modify, or remove traffic control devices, the City Engineer or designee shall give proper consideration to applicable standards and guidelines in the most recent edition of the Minnesota Manual on Uniform Traffic Control Devices.

Subd. 3. Traffic control devices shall include static signs, electronic signs, traffic signals, pavement markings, and physical roadway configurations for both permanent and temporary traffic control.

Section 12. Amendment. Section 2010.01, Subd. 1. F. of the Plymouth City Code [NUISANCES; GENERAL – NUISANCES] is amended as follows:

- F. A structure, or a portion of a structure, located within any residential zoning district, if the exterior is not completed: 1) within 180 days after the date the building permit was issued; or 2) within ~~60-30~~ days upon receipt of notice from the City for structures that do not require a building permit. The Building Official may grant extensions to item 1) above in the case of large projects (larger than typical single-family house construction) upon demonstration that work is actively continuing to progress in a substantial manner without delays.

Section 13. Effective Date. This Ordinance shall be in full force and effect upon is passage.

ADOPTED by the City Council on this ** day of ****, 2025.

Jeffry Wosje, Mayor

ATTEST:

Jodi M. Gallop, City Clerk



January 29, 2025

PRIMPLYMOUTH HOLDINGS, LLC
2841 East Lake of the Isles Parkway
Minneapolis, MN 55408

SUMIT DHAWAN AND JUAN URIBE
3315 West 45th Street
Minneapolis, MN 55410

SUBJECT: Rezoning of Plymouth properties located at 17805 and 17905 Old Rockford Road

Ladies and Gentlemen:

The subject (your respective) properties are the only two parcels within Plymouth that are zoned C-1 (convenience commercial). As a part of our annual zoning update, we will be proposing to rezone the subject properties from C-1 to C-2 (neighborhood commercial), and then would delete the C-1 zoning district from the City Code. The tentative schedule for this is March of 2025. Enclosed herewith are excerpts of both the C-1 and C-2 zoning district regulations so you can review and compare any differences. Note that: 1) the existing daycare use at 17805 Old Rockford Road is allowed via conditional use permit in both C-1 and C-2 areas, so the rezoning would not affect that use; and 2) the property at 17905 Old Rockford Road is presently vacant future development land. (See map on back of this letter.)

I wanted to reach out and make you aware that this rezoning is being considered. Please contact me directly at SDrill@PlymouthMN.gov or (763) 509-5456 if you have any questions or would like additional information. Thank you.

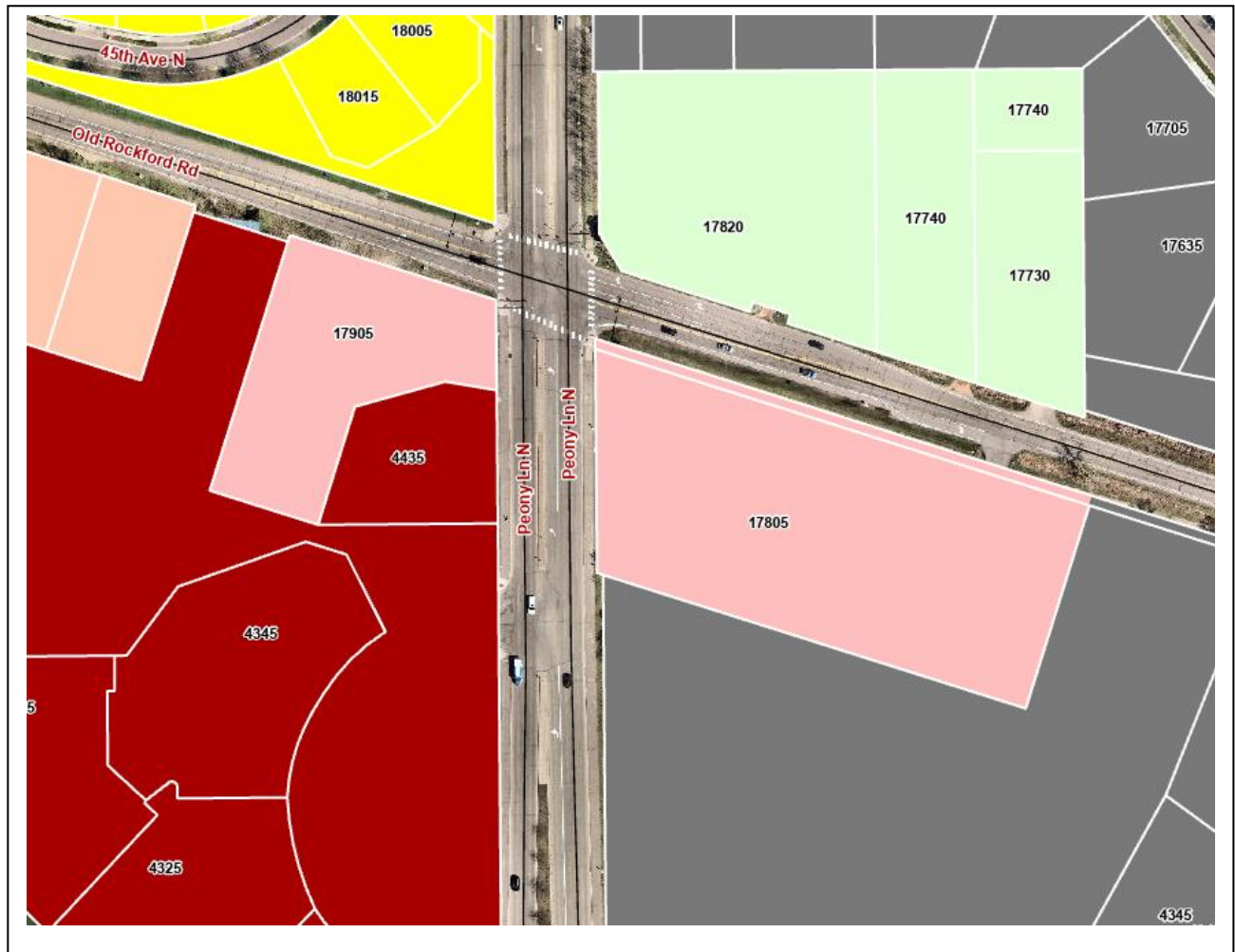
Sincerely,

A handwritten signature in blue ink that reads 'Shawn B. Drill'.

Shawn B. Drill, AICP
Senior Planner

Enclosures: C-1 & C-2 zoning regulations







February 4, 2025

CAMPBELL LOCATIONS LLC
11800 Investment Drive
Utica, MI 48315

SUBJECT: Rezoning of Plymouth property located at 14920 27th Avenue North

Ladies and Gentlemen:

The subject property that you own is presently zoned PUD (planned unit development). A former landowner, Rational Energies, received approval to rezone the site from I-2 (general industrial) to PUD in 2011 – in order to accommodate their specific oil manufacturing use. Because Rational Energies no longer owns/operates the site for their business, the city will be proposing to rezone the subject property from PUD back to I-2 as a part of our annual zoning update. All of the surrounding properties are zoned I-2 (see map on back of this letter; gray = PUD, medium blue = I-2, and light blue = I-1, light industrial). The tentative schedule for this is March of 2025. Enclosed herewith is the “Rational Energies HC Inc.” PUD as well as the I-2 zoning district regulations, so you can review and compare any differences. Note that the rezoning would not impact the use of the site, as the current use is, and would remain, permitted in the I-2 zoning district.

I wanted to reach out and make you aware that this rezoning is being considered. Please contact me directly at SDrill@PlymouthMN.gov or (763) 509-5456 if you have any questions or would like additional information. Thank you.

Sincerely,

A handwritten signature in blue ink that reads 'Shawn B. Drill'.

Shawn B. Drill, AICP
Senior Planner

Enclosures: Rational Energies PUD & I-2 zoning regulations



