

**CITY OF ST. ANTHONY VILLAGE  
RESOLUTION 18-030**

**A RESOLUTION APPROVING THE PUD PRELIMINARY DEVELOPMENT  
PLAN/PUD REZONING, AND PRELIMINARY PLAT RELATED TO THE VILLAGE,  
LLC PROJECT LOCATED AT 2501 LOWRY AVENUE**

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WHEREAS, on January 26, 2018, the City of St. Anthony Village received a request from the Applicant, The Village, LLC, for the following applications (“Application”):

- Rezoning request/Planned Unit Development Preliminary Development Plan request to change the zoning of the site from R1 – Single Family Residential (at 2501 Lowry Avenue) to Planned Unit Development (PUD);
- Preliminary Plat request;

The property comprising the site is legally described in Exhibit A (the “Property”), addressed at 2501 Lowry Avenue.

WHEREAS, the Property is currently guided by the Comprehensive Plan as High Density Residential; and

WHEREAS, the St. Anthony Village’s zoning district needs to be consistent with the City’s Comprehensive Plan allowing for a 25 to 40 units per acre; and

WHEREAS, the Planned Unit Development re-zoning is an appropriate zoning district to utilize for the review of this project, given its High Density Residential land use guidance, unique and varied site surroundings, and due to involving a larger re-development area with more than one parcel; and

WHEREAS, the re-development should be evaluated as a complete development, consistent with past practices; and

WHEREAS, the Comprehensive Plan is the city’s guiding document, approved in 2008, and reviewed in accordance with State Statute by the Metropolitan Council; and

WHEREAS, on February 26, 2018 the Planning Commission held a public hearing regarding the proposals, took public testimony, reviewed the Application, and took the action related to the Application to recommend approval of the preliminary PUD development plan and preliminary plat, contingent upon the items listed in the staff report and its attachments, and that further study be completed on 27<sup>th</sup> Avenue. (7 to 0)

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of St. Anthony Village approves the Applications, with the following contingencies:

- ◆ Setback from Kensington Condos. Increase the setback from the property line by approximately 20 feet, shifting the development to the west.
- ◆ Vacation of Easement. There is currently a watermain easement through the site, which will need to be vacated through a separate action accompanying a final plat.
- ◆ Engineering Comments. The full City Engineer memo and stormwater management memo are available as attachments and all changes should be made, per the memo to the satisfaction of the city engineer.
- ◆ Agency Comments. Park Board and Hennepin County permits shall be obtained and permit requirements should be incorporated, as final approval by those agencies requires.
- ◆ Revised Traffic Study Recommendations. All traffic mitigation efforts listed in the revised traffic study shall be part of the conditions for approval, as permitted by other regulating agencies (Park Board and Hennepin County).
- ◆ Receipt of All Applicable Permits. All other agency permits shall be obtained, and plans approved prior to construction on the site;

And based on a review of the complete record and the findings contained in this Resolution which include:

- (1) The use districts are protected by the Application;
- (2) Orderly development and redevelopment is promoted by this Application;
- (3) The proposal does provide adequate light, air, and access to property;
- (4) The proposal prevents overcrowding of land and undue concentration of structures by regulating land, buildings, yards, and densities; and
- (5) The Rezoning Request/Planned Unit Development Preliminary Development Plan request and the Preliminary Plat are consistent with the Comprehensive Plan.

Adopted this 27th day March, 2018.

ATTEST: Nicole Miller

Nicole Miller, City Clerk

Reviewed for administration:

Jerome O. Faust  
Jerome O. Faust, Mayor

Mark Casey  
Mark Casey, City Manager

## EXHIBIT A

*Parcel 1:*

*That part of the South 1/2 of the Northwest Quarter of Section 7, Township 29, Range 23, beginning at a point in the South line of said Tract 100 feet East of the Southwest corner thereof; thence North 1079.8 feet; thence East parallel to the South line of said quarter section 1041.74 feet; thence South to center of State Highway No. 63; thence southwesterly along said center line of State Highway No. 63 and St. Anthony and Taylor Falls Road to intersection of center line of said road with the South line of said quarter section; thence West along said latter line to the point of beginning, except that part thereof embraced in the South 365 feet of the West 395 feet of the Southwest Quarter of the Northwest Quarter of said Section 7 and except the easterly 100 feet thereof.*

*Except that part taken for highway purposes by the County of Hennepin as evidenced by Final Certificate, filed May 16, 1985, as Document No. 1652500.*

*Parcel 2:*

*That part of the following described property:*

*The Easterly 100 feet of that part of the South half of the Northwest Quarter, Section 7, Township 29, Range 23, beginning at a point in the South line of said Tract 100 feet East of the Southwest corner thereof, thence North 1079.8 feet, thence East parallel to the South line of said quarter section 1041.74 feet; thence South to center of State Highway No. 63; thence Southwesterly along said center line of State Highway 63 and St. Anthony and Taylor Falls Road to intersection of center line of said road with the South line of said quarter section; thence West along said latter line to the point of beginning,*

*lying Westerly of the following described line and its Southerly extension,*

*Beginning at a point on the North line of the above described Tract, distant 5.50 feet easterly of the Northwest corner thereof, assumed bearing of said North line is North 89 degrees 24 minutes 53 seconds East; thence South 01 degree 00 minutes 45 seconds East a distance of 486.65 feet, more or less, to the South line of the above described tract and there terminating.*

*Parcel 3:*

*That part of the Northwest Quarter of Section 7, Township 29, Range 23, described as commencing at a point on the South line of said Northwest Quarter distant 100 feet Easterly from the Southwest corner of said Northwest Quarter; thence Northerly parallel with the West line of said Northwest Quarter to the South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS, being the actual point of beginning; thence Southerly along said parallel line to a point distant 1079.8 feet Northerly from said South line of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 24 minutes 53 seconds East, parallel with the South line of said Northwest Quarter a distance of 947.24 feet; thence North 01 degree 00 minutes 45 seconds East to said South line of MURRAY HEIGHTS ADDITION TO MINNEAPOLIS; thence Westerly along the last described line to the point of beginning.*

*All situated in the County of Hennepin and State of Minnesota.*

*Torrens Property*

*Being registered land as evidenced by Certificate of Title No. 1066595*

*2501 Lowry Avenue NE,  
St. Anthony, MN 55418*