

**CITY OF SAINT ANTHONY VILLAGE
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 21-078

**A RESOLUTION APPROVING A REQUEST FOR A FINAL PLAN STAGE PUD,
FOR THE INTERSTATE/BREMER BANK/CITY OF ST. ANTHONY VILLAGE,
INCLUDING A COMMERCIAL BANK FACILITY OF APPROXIMATELY 6,029
SQUARE FEET, A MULTI-FAMILY RESIDENTIAL PROJECT OF UP TO 76
DWELLING UNITS, AND LAND TRANSFERS NECESSARY TO ACCOMMODATE
THE PROPOSED PROJECT AT 2401 LOWRY AVENUE NE, 2654 KENZIE TERRACE,
AND 2534 KENZIE TERRACE**

WHEREAS, the City of St. Anthony Village received a request from Interstate Development for a multi-parcel PUD, redeveloping the subject sites to (1) a commercial bank facility, (2) a multiple family residential development of up to 76 dwelling units, and land transfers between Bremer Bank and the City of St. Anthony Village at 2401 Lowry Avenue NE, 2654 Kenzie Terrace, and 2534 Kenzie Terrace; and

WHEREAS, the property consists of 4 separate parcels of approximately 3 acres and is located along the east boundary of Stinson Parkway and along Kenzie Terrace; and

WHEREAS, the properties are currently zoned C, Commercial; and

WHEREAS, the properties shall be rezoned to C, Commercial with a PUD Overlay for the subject properties of 2534 and 2654 Kenzie Terrace, and to R-4, Multiple Family Residential with a PUD Overlay; and

WHEREAS, the project would be consistent with the St. Anthony 2040 Comprehensive Plan related to the conversion of this property to the mixed uses proposed, including commercial and multiple family residential use; and

WHEREAS, the density of the proposed residential portion of the project at 40 units per acre is consistent with the Comprehensive Plan density range for such use; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission held a public hearing on August 17, 2021 on the Preliminary Plan PUD application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the City Council approved the Preliminary Plan PUD on September 14, 2021 with the conditions noted in the Staff report, and; and

WHEREAS, the City Council makes the following findings of fact in support of the resolution for approval of the Final Plan PUD:

1. The PUD property is located in an area of mixed commercial and residential use.
2. The proposed improvements to the PUD property are consistent with the character of the neighborhood in which it is located.
3. The various aspects of the proposed development are consistent with requirements of the City's commercial and high density housing requirements, or are supported by the goals and objectives of the requirements for PUD consideration, and the long-term expectations of the Comprehensive Plan.
4. With the modification to the site and building plans made as required by the Preliminary Plan PUD approval, the proposed improvements constitute a reasonable use of the properties in question.
5. The proposed PUD will accommodate reasonable use without negative impacts on neighboring property nor on public improvements and services.

NOW THEREFORE MAY IT BE RESOVLED, that the City Council of the City of St. Anthony Village accepts the findings and recommendations documented in the staff report and approves Final Plan for the St. Anthony Village Senior Housing PUD as shown on the plans submitted on October 5, 2021:

1. Final Staff reviews for Engineering, Public Safety, Public Works, and Building Departments.
2. Final Approvals from Hennepin County as required.
3. Subdivision, Easement Dedications/Vacations, and Land Transfers as required.
4. Execution of Final PUD Agreement and other agreements as necessary.

Passed in regular session of the City Council on the 26th day of October, 2021.

Randy Stille, Mayor

ATTEST: _____
City Clerk

Review for Administration: _____
Charlie Yunker, City Manager