

ORDINANCE 2021-04

**CITY OF ST. ANTHONY
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING TITLE XV OF THE ST. ANTHONY CITY CODE,
KNOWN AS THE ZONING ORDINANCE, BY ESTABLISHING THE KENZIE
TERRACE PUD OVERLAY DISTRICT, AND
REZONING THE FOLLOWING PARCELS AS FOLLOWS:**

**2401 Lowry Avenue NE, PID 07-029-23-23-0002 from C-Commercial to
R-4, Multiple Family Residential and Kenzie Terrace PUD Overlay
and
2654 Kenzie Terrace, PID 07-029-23-24-0020 and 07-029-23-24-0021 C-Commercial to
C-Commercial and Kenzie Terrace PUD Overlay District**

THE CITY COUNCIL OF THE CITY OF ST. ANTHONY HEREBY ORDAINS:

Section 1. Section 152.020 (E) – Planned Unit Developments is hereby amended by adding the following:

- (3) Kenzie Terrace PUD Overlay District
 - (a) Purpose. The purpose of the Kenzie Terrace PUD Overlay District is to provide for the development of certain real estate subject to the Overlay District for commercial and high-density residential land uses.
 - (b) Permitted Uses. Permitted principal uses in the Development 65 PUD District shall be those uses as found in the R-4, Multiple Family Residential District of the St. Anthony Zoning Ordinance on Parcel PID 07-029-23-23-0002; and those uses found in the C-Commercial District on Parcels PID 07-029-23-24-0020 and 07-029-23-24-0021, subject to any approved PUD Development Agreement on file with the City, as well as the Final Stage Development Plans submitted on 10/05/2021, as may be amended. The introduction of any other use from any district shall be reviewed under the requirements of the St. Anthony Zoning Ordinance, Chapter XV, Section 152.200 *et seq.* – Planned Unit Developments for Development Stage PUD and Final Stage PUD.
 - (c) Accessory Uses. Accessory uses shall be those commonly accessory and incidental to the allowed uses, and as specifically identified by the approved final stage PUD plans.
 - (d) District Performance Standards. Performance standards for the development of any lot in the Kenzie Terrace PUD Overlay District shall adhere to the approved final stage PUD plans and development agreement for each lot. In such case where any proposed improvement

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is not addressed by the final stage PUD, then the regulations of the R-4, Multiple Family Residential District or C-Commercial District shall apply, as applicable to the approved Principal Use on the subject parcel.

- (e) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, or coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of the St. Anthony Zoning Ordinance, Section 152.200 *et seq.*. The City may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

Section 2. The zoning map of the City of St. Anthony is hereby amended to rezone the following described parcels to Kenzie Terrace PUD Overlay District:

See Attached Legal Description

Section 3. The City Clerk is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.

Section 4. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official St. Anthony City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

Section 5. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at St. Anthony City Hall for examination upon request.

ADOPTED BY the St. Anthony City Council this 26th day of October, 2021.

Randy Stille, Mayor

ATTEST:

City Clerk