

THE CITY OF



OWATONNA

Greg Kruschke
Community Development Manager

540 West Hills Circle
Owatonna, MN 55060-4794
Ph. (507) 774-7317
FAX: (507) 444-4394

Email: Greg.Kruschke@ci.owatonna.mn.us

DATE: March 10, 2020
TO: Mayor and City Council
FROM: Community Development Dept. - Greg Kruschke
SUBJECT: PUD Amendment - Construction at 345 Florence Avenue.

Purpose:

Council to hold second/final reading of Proposed Ordinance 20-2 for Application No. Z-340; a request from Merchant Square Associates, LLC for a major PUD Amendment to construct a 43 unit apartment building and two additional office buildings at 345 Florence Avenue.

Background:

Council approved the first reading of this proposed ordinance during their meeting on February 18, 2020. The Planning Commission held a public hearing on February 11, 2020 and recommended approval with the following conditions:

- 1) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The applicant shall amend the declarations and covenants for the lots to adjust for the new legal descriptions and design of the property.
- 4) The final plat is contingent upon the approval of the PUD amendment referred to as Z-340.

Budeet Impact:

None.

Staff Recommendation:

Staff recommends approval of Proposed Ordinance 20-2 as recommended by the Planning Commission.

PROPOSED ORDINANCE NO. 20-2

AN ORDINANCE AMENDING ORDINANCE
NO. 157, OWATONNA ZONING ORDINANCE

WHEREAS, the owner of the hereinafter described lands has made application for a change in zone classification for said lands and public hearing has been held according to the provisions of Section 157.098, of Ordinance No. 157, and the Planning Commission of the City of Owatonna has recommended the change in zone classification as requested.

THE CITY COUNCIL OF THE CITY OF OWATONNA DO ORDAIN:

SECTION 1. Ordinance No. 157, Zoning Ordinance, is hereby amended so that the zoning map that is thereby incorporated by reference shall be changed as follows:

1. Pursuant to Application No. Z-340 filed with the City of Owatonna, Minnesota, to amend the PUD, and after public hearing, held February 11, 2020, said application is hereby approved and the major amendment to the PUD is hereby granted for the property legally described in Exhibit A with the following conditions:
 - a. Additional stone or brick shall be provided on the front elevation to more closely tie in with the existing building within the development.
 - b. A minimum of 11 trees shall be planted with the first phase as proposed in the storm water plan, including all spruce trees shown on the south property line.
 - c. The fire hydrant shall be relocated into one of the east parking lot islands.
 - d. All exterior lights shall be shielded and meet all requirements.
 - e. Approval of Z-340 shall be contingent upon the approval of Lasson Addition No. 4.

SECTION 2. Effective Date. This ordinance shall be in full force and effect from and after its passage and publication.

Passed and adopted this ____ day of ____, 2020, with the following vote:

Aye ____; No ____; Absent ____.

Approved and signed this ____ day of ____, 2020.

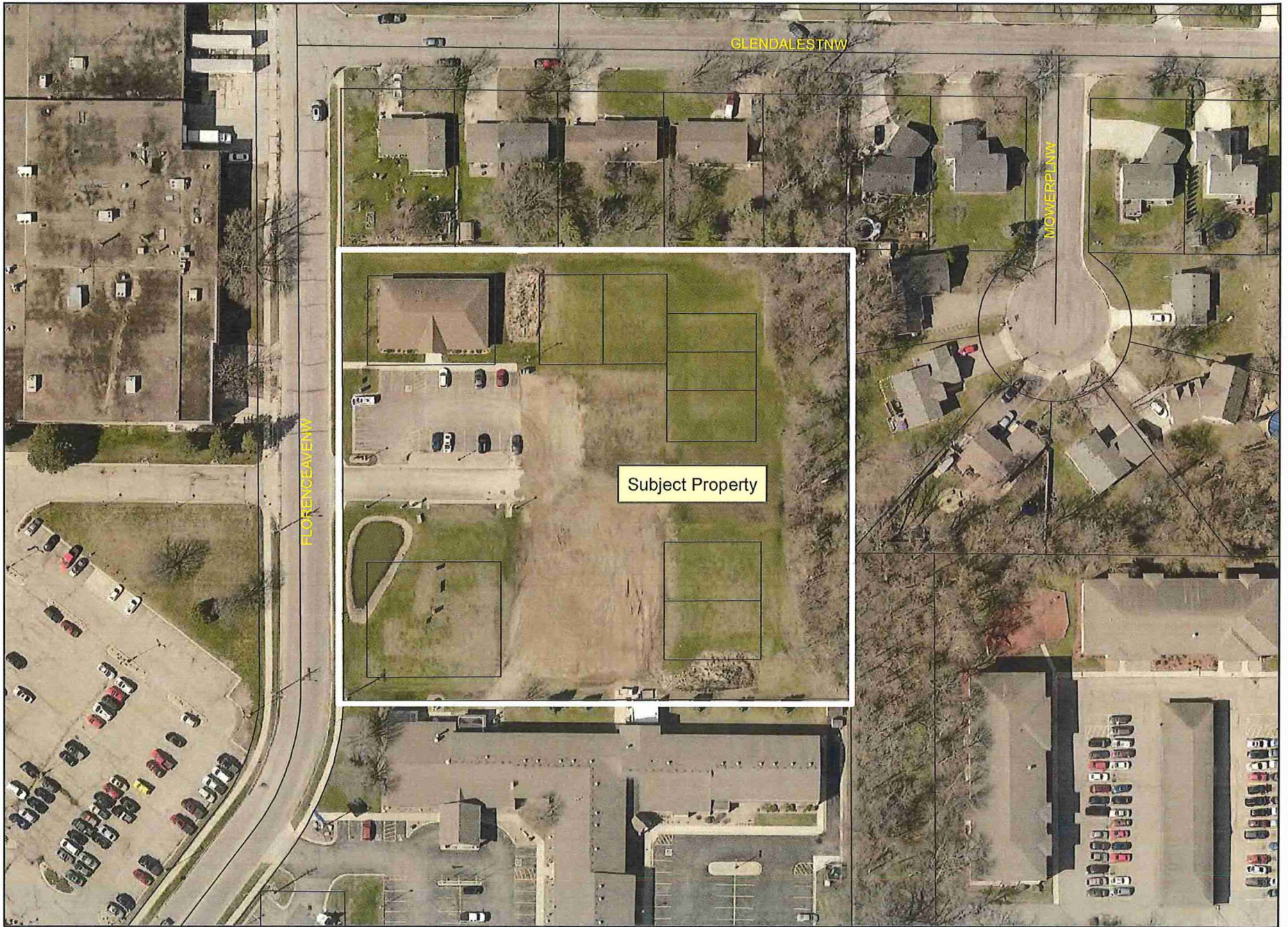
ATTEST:

Thomas A. Kuntz, Mayor

Kris M. Busse, City Administrator/City Clerk

Exhibit A

Lasson Addition No. 3, Steele County, Minnesota



Lasson Addition No. 4
Merchant's Square PUD Amendment

1 inch = 100 feet
Date: 1/28/2020