

ARTICLE V. PLANNED UNIT DEVELOPMENT DISTRICTS

Sec. 36-130. PUD 1.

- (a) PUD 1 is commonly referred to as “Shoreham.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. G000 – Cover Sheet.
 - b. C1.01 – Title Sheet.
 - c. C2.01 – Preliminary Plat.
 - d. C2.02 - Construction Route/Parking.
 - e. C3.01 – Site Plan.
 - f. C4.01 – Grading and Erosion Control.
 - g. C6.01 – Utility Plan.
 - h. C8.01 – France Avenue Plan and Profile.
 - i. L000 – Tree Preservation Plan.
 - j. L100 – Landscape Site Plan.
 - k. L101 – Planting Details.
 - l. AS100 – Architectural Site Plan.
 - m. A100 – Level P1 Floor Plan.
 - n. A110 – Level 1 Floor Plan.
 - o. A120 – Level 2 Floor Plan.
 - p. A130 – Level 3 Floor Plan.
 - q. A140 – Level 4 Floor Plan.
 - r. A150 – Level 5 Floor Plan.
 - s. A160 – Roof Plan.
 - t. A200 – Elevations.
 - u. A201 – Elevations.
 - v. A202 – Elevations.
 - w. A310 – Building Sections.
 - x. Site Lighting Photometric Plan.
 - y. Final Plat.
 - z. Zoning Map Amendment Exhibit.
 - (2) The site shall also conform to the following requirements:
 - a. The property shall be divided into two zones, as indicated on Sheet AS100 of the Official Exhibits. The zones shall be established by dividing the site into a north side and south side. The north side shall be called Zone A and the south side shall be called Zone B.

- b. Parking will be provided off-street in a surface lot and structured parking, and on-street in the circular driveway on the north side of the property. A total of 291 parking spaces will be provided: 203 spaces for residential units and 88 spaces for non-residential uses.
 - c. The maximum building height in Zone A shall not exceed 65 feet and five stories. The maximum building height in Zone B shall not exceed 35 feet and three stories.
 - d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.
- (c) Permitted uses.
 - (1) Zone A.
 - a. Mid-rise apartment mixed use dwellings. Dwelling units are not permitted on the first floor. Uses associated with the apartment dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 50% of the building first floor.
 - b. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: office, medical or dental office, adult day care, group day care/nursery school, group home, banks without drive-up facilities, food service, indoor commercial entertainment, retail, service, limited animal handling, showrooms, studios and lower potency hemp edible retailers.
 - 1. All parking requirements must be met for each use.
 - 2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
 - 3. No drive-up facilities are allowed.
 - c. Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.
 - (2) Zone B.
 - a. Low-rise apartment dwellings.
- (d) Accessory uses.
 - (1) Accessory uses are as follows:
 - a. Repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 - b. Home occupations as regulated by this chapter.
 - c. Catering, if accessory to food service, delicatessen or retail bakery.
 - d. No outdoor uses or storage allowed.
 - e. Solar energy systems.
- (e) Special performance standards.

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All trash handling and loading areas shall be inside of the building and screened from view.
- (3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
 - a. Pylon signs are prohibited.
 - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.
 - c. Pedestrian-scale signs visible from public sidewalks shall be no more than three feet in vertical dimension unless flush with the building wall.
 - d. Maximum allowable number, sizes and heights of signs shall be regulated by article VIII, division 9, MU-2 requirements, except as may be specifically modified by the final PUD.
 - e. Wall signs of non-residential uses shall only be placed on the ground floor, exterior wall of the occupied tenant lease space and/or a monument sign.
 - f. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
 1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
 3. No individual wall sign shall exceed 80 square feet in area.
- (4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades located in Zone A:
 - a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
 - b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
- (5) Awnings.
 - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings are prohibited.

Sec. 36-131. PUD 2.

- (a) PUD 2 is commonly referred to as “4800 Excelsior.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. C1.0 – Cover Sheet.
 - b. C2.0 – Demolition Plan.
 - c. C2.1 – Phase I Erosion Control Plan.
 - d. C2.2 – Phase II Erosion Control Plan.
 - e. C2.3 – Erosion Control Details.
 - f. C3.0 – Site Plan.
 - g. C4.0 – Grading and Drainage Plan.
 - h. C4.1 – P-01 Drainage Plan.
 - i. C4.2 – P-02 Drainage Plan.
 - j. C4.3 – Stormwater Details.
 - k. C5.0 – Utility Plan.
 - l. L100 – Landscape Plan.
 - m. A001 – Site Plan.
 - n. A002 – Floor Plans.
 - o. A003 – Floor Plans.
 - p. A004 – Floor Plans.
 - q. A005 – Floor Plans.
 - r. A006 – Rendering.
 - s. A007 – Elevations.
 - t. A008 – Elevations.
 - u. A009 – Elevations.
 - v. E001 – Exterior Lighting Plan.
 - w. PP2 – Preliminary Plat.
 - x. Final Plat.
 - y. Zoning Map Amendment Exhibit.
 - (2) Parking Management Plan. The site shall also conform to the following requirements:
 - a. The property shall be developed with 164 to 176 apartment dwelling units totaling not more than 228 bedrooms, and not more than 28,250 square feet of commercial space.
 - b. Parking will be provided in parking ramps and adjacent on-street parking bays. 340 parking spaces will be provided: 241 spaces for residential units, 66 spaces for commercial uses and 33 on-street spaces. At least 20 parking

spaces on Level P1 will be available for shared parking for employees of the commercial uses and residential guest parking.

- c. The maximum building height will be 77 feet and six stories tall, plus up to an additional eight feet for the rooftop metal trellis architectural elements.
 - d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.
- (c) Permitted uses. The following uses are permitted in the PUD 2 district:
- (1) Mid-rise apartment mixed use dwelling.
- (d) Uses permitted with standards. A structure of land in the PUD 2 district may be used for one or more of the following uses if it complies with the standards specified for the use in this subsection:
- (1) Commercial uses. Commercial uses limited to the following: bank, food service, grocery store, liquor store, medical/ dental office, office, places of assembly, retail, service, showroom, limited animal handling, studio, cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following standards:
 - a. Commercial uses are limited to the first floor.
 - b. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
 - c. In-vehicle sales or service is prohibited.
 - d. Restaurants are prohibited.
 - e. Outdoor storage is prohibited.
 - f. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
 - g. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually oriented business. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
 - h. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
 - i. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
 - j. On-site consumption of cannabis edibles and beverages is prohibited.
 - (2) Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.

- (e) Accessory uses. Accessory uses are as follows:
 - (1) Parking ramps.
 - (2) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 - (3) Home occupations as regulated by this chapter.
 - (4) Catering, if accessory to a food service, grocery store or retail bakery.
 - (5) No outdoor uses or storage allowed.
 - (6) Solar energy systems.
- (f) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance must be met, including but not limited to outdoor lighting, architectural design, landscaping and all screening requirements.
 - (2) Each commercial tenant space on the ground floor shall have a direct and primary access to the outside of the building that is open during business hours.
 - (3) All trash handling and loading areas must be inside of the building and screened from view.
 - (4) Signs shall be allowed in conformance with the following conditions:
 - a. Pylon signs are permitted; and
 - b. Maximum allowable number, size and height of signs shall be regulated by article VIII, division 9, per the MU-2 district regulations.
 - (5) Façade. The following design requirements shall be applicable to all ground floor, non-residential facades along Excelsior Boulevard:
 - a. Façade Transparency.
 - 1. The façade shall be primarily transparent materials at the pedestrian level.
 - 2. No more than 10% of the total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing view into and out of the interior.
 - 3. Visibility into the tenant spaces from the exterior windows and doors shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise. Display windows may be used to meet the transparency requirement.
 - (6) Awnings.
 - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings are prohibited.
 - (7) Use of Sidewalk. A business may use that portion of a sidewalk extending a maximum of five feet from the building wall for the following purposes, provided a six-foot minimum horizontal clearance along Excelsior Boulevard is maintained

between obstructions on public sidewalks and provided that all activity is occurring on private property:

- a. Display of merchandise.
- b. Benches, planters, ornaments, and art.
- c. Signage, as permitted in the zoning ordinance.
- d. Dining areas may extend beyond five feet of the building, provided six feet minimum horizontal clearance along Excelsior Boulevard is maintained between the obstructions on the sidewalk. An agreement shall be obtained for any temporary private use of public land for seating upon any public right of way or easements.

Sec. 36-132. PUD 3

- (a) PUD 3 is commonly referred to as “Arlington Row West.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. T1.1 – Title Sheet.
 - b. AS1.2 – Architectural Site Plan.
 - c. AS2.1 – Reference Images.
 - d. C1-1 – Existing Conditions.
 - e. C1-2 – Preliminary Plat.
 - f. C1-3 – Preliminary Plat.
 - g. C2-1 – Site Plan.
 - h. C3-1 – Grading Plan.
 - i. C3-2 – Stormwater Pollution Prevention Plan.
 - j. C4-1 – Sanitary & Watermain.
 - k. C4-2 – Storm Sewer.
 - l. C8-1 – Details.
 - m. C8-2 – City Details.
 - n. L1-1 – Landscape Plan.
 - o. L2-1 – Tree Inventory Plan.
 - p. Photometric Plan.
 - q. A1.1 – Floor Plan.
 - r. A1.2 – Floor Plan.
 - s. A1.3 – Floor Plan.
 - t. A1.4 – Floor Plan (Roof).
 - u. A3.1 – Exterior Elevations.
 - v. A3.2 – Exterior Elevations.
 - w. A3.3 – Exterior Elevations.
 - x. Final Plat.

- y. Zoning Map Amendment Exhibit.
 - z. Solar Canopy Schematics.
 - aa. Solar Study.
- (2) The site shall also conform to the following requirements:
- a. Parking will be provided off-street in a surface lot. A total of 52 spaces will be provided for residential users including five spaces for guest parking.
 - b. The maximum building height shall be 37 feet.
 - c. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.
- (c) Permitted uses.
- (1) Low-rise apartment dwelling.
 - (2) Parks/open space.
- (d) Accessory uses.
- (1) Accessory uses are as follows:
 - a. Private swimming pool in conformance with section 36-327.
 - b. Service and retail facilities intended for use of residents not to exceed 10% of the gross floor area of the development.
 - c. Property management or rental office provided that it does not occupy more than 10% of the gross floor area.
 - d. Gardening and other horticultural uses.
 - e. Solar energy system.
 - 1. Rooftop of building mounted systems.
 - i. Roof or building mounted solar systems shall not exceed the maximum allowed height in the PUD zoning district.
 - 2. Ground or accessory structure mounted solar systems.
 - i. The height of a ground or accessory structure mounted solar system, measured when oriented at maximum design tilt, shall not exceed 15 feet.
 - ii. Ground or accessory structure mounted solar systems shall have a minimum setback of seven feet from the south property line, 46 feet from the west property line and shall be subject to the principal building setbacks along the north and east property lines.
 - f. No outdoor uses or storage allowed.
- (e) Special performance standards.
- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) All trash handling and loading areas shall be screened from view by a masonry wall no taller than six feet in height and constructed of a material compatible with the principal buildings.

- (3) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with this Chapter and the sign area and height regulations for the N-3 zoning district.

Sec. 36-133. PUD 4.

- (a) PUD 4 is commonly referred to as “Hotel West End (AC Hotel by Marriott).”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following:
 - a. Final PUD signed Official Exhibits:
 1. C100 – Site Conditions After Phases 1 & 2 With Demolition Plan
 2. C200 – Proposed Site Plan
 3. C300 – Storm Drainage and Grading Plan
 4. C400 – Utility Plan
 5. C500 – Erosion Control Plan
 6. C600 – Storm Water and Erosion Control Details
 7. E002 – Electrical Site Plan
 8. A101 – Parking Garage Level, First Floor Plan
 9. A201 – Exterior Elevations
 10. A202 – Exterior Elevations
 11. A901 – 3D Views
 12. L000 – Tree Inventory
 13. L001 – Tree Mitigation Plan
 14. L100 – Landscape Plan
 15. L101 – Landscape Details and Notes
 16. PH-3 – Phasing Plan
 17. Designed Outdoor Recreation Area Calculation Exhibit
 18. Zoning Map Amendment Exhibit
 19. Temporary Off-Site Parking Plan.
 - (2) The site shall also conform to the following requirements:
 - a. The property shall be developed with 126 rooms, approximately 1,700 square feet of meeting space, and approximately 3,620 square feet of hotel/restaurant/lounge area.
 - b. Parking will be provided both on-site and off-site. The on-site parking will contain 25 underground spaces and 54 surface spaces. Off-site parking will include 50 parking spaces in an above ground ramp located on Lot 2, Block 1, Central Park West PUD No. 121 Second Addition at 1603 Utica Avenue South. Parking will total 129 parking spaces.
 - c. The maximum building height shall not exceed 84 feet and six stories.

- d. The development site shall provide 1,416 square feet of Designated Outdoor Recreation Area (DORA) on a rooftop deck.
- (c) Permitted uses.
 - (1) Hotel/motel. The standards are as follows: Building heights shall be limited to six stories or 84 feet.
- (d) Accessory uses. Accessory uses are as follows:
 - (1) Bar, if accessory to a hotel and in compliance with city liquor licensing requirements.
 - (2) Parking ramps utilizing the same exterior facing materials as the principal buildings.
 - (3) Public transit stops/shelters.
 - (4) Food service.
 - a. Service space is limited to space designated in Site Plan.
 - (5) Outdoor seating, public address (PA) system prohibited.
 - (6) No outdoor storage allowed.
 - (7) Solar energy systems.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be located within the building and screened from view.
 - (3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
 - a. Pylon signs are not permitted.
 - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian/bicycle or automobile circulation and visibility.
 - c. Pedestrian-scale signs visible from public sidewalks shall be no more than three feet in vertical dimension unless flush with the building wall; and
 - d. Maximum allowable number, sizes and heights of signs shall be regulated by article VIII, division 9, B-1 requirements, except as may be specifically modified by the final PUD.
 - (4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades:
 - a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of

window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.

- b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.

(5) Awnings.

- a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
- b. Backlit awnings are prohibited.

Sec. 36-134. PUD 5.

- (a) PUD 5 is commonly referred to as “Arlington Row East.”

- (b) Development plan.

- (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

- a. T1.1 – Title Sheet
 - b. AS1.3 – Architectural Site Plan
 - c. Sheet 1 – Survey
 - d. C1-1 – Existing Conditions/Survey
 - e. C1-2 – Preliminary Plat (existing conditions)
 - f. C1-3 – Preliminary Plat
 - g. C2-1 – Site Plan
 - h. C3-1 – Grading Plan
 - i. C3-2 – Stormwater Pollution Prevention Plan
 - j. C4-1 – Sanitary & Watermain
 - k. C4-2 – Storm Sewer
 - l. C8-1 – Details
 - m. C8-2 – City Details
 - n. L1-1 – Landscape Plan
 - o. L2-1 – Tree Inventory Plan
 - p. A1.0 – First & Second Level Floor Plans
 - q. A1.1 – Level 3 Floor & Roof Plan
 - r. A3.0 – Exterior Elevations
 - s. A3.4 – Exterior Elevations
 - t. Site Lighting Photometric Plan
 - u. Final Plat
 - v. Zoning Map Amendment Exhibit
 - w. Solar Canopy Details
 - x. Solar Study.

- (2) The site shall also conform to the following requirements:

- a. The property shall be developed with up to 27 apartment dwelling units totaling no more than 43 bedrooms.
 - b. A total of 43 off-street parking spaces shall be provided in a surface lot.
 - c. The maximum building height shall be 36.5 feet and three stories.
 - d. A minimum of 12% of the lot shall be developed as a designed outdoor recreation area.
- (c) Permitted uses.
 - (1) Low-rise apartment dwelling.
 - (2) Parks/open space.
- (d) Accessory uses. Accessory uses are as follows:
 - (1) Private swimming pool in conformance with section 36-327.
 - (2) Service and retail facilities intended for use of residents not to exceed 10% of the gross floor area of the development.
 - (3) Property management or rental office provided that it does not occupy more than 10% of the gross floor area.
 - (4) Gardening and other horticultural uses.
 - (5) Solar energy systems.
 - a. Rooftop of building mounted systems.
 - 1. Roof or building mounted solar systems shall not exceed the maximum allowed height in the PUD zoning district.
 - b. Ground or accessory structure mounted solar systems.
 - 1. The height of a ground or accessory structure mounted solar system, measured when oriented at maximum design tilt, shall not exceed 15 feet.
 - 2. Ground or accessory structure mounted solar systems shall have a minimum setback of eight feet from the north property line, five feet from the east property line, 46 feet from the south property line and shall be subject to the principal building setbacks along the west property line.
 - (6) Home occupations as regulated by this chapter.
 - (7) No outdoor uses or storage allowed.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
 - (2) All trash handling and loading areas shall be screened from view by a masonry wall no taller than six feet in height and constructed out of a material compatible with the principal buildings.
 - (3) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with this chapter and the sign area and height regulations for the N-3 zoning district.

Sec. 36-135. PUD 6.

- (a) PUD 6 is commonly referred to as “10 West End & 20 West End.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. C100-C102 – Survey
 - b. C101 – Proposed Site Plan
 - c. C200 – Erosion Control Plan
 - d. C300 – Site Plan
 - e. C301 – Final Phasing Plan
 - f. C400 – Grading Plan
 - g. C500 – Utility Plan
 - h. E100 – Photometric Plan
 - i. L100 – Landscape Site Plan
 - j. L101 – DORA Requirements
 - k. L200 – Layout Plan
 - l. L400 – Planting Plan
 - m. L500 – Planting Detail Sheet
 - n. A050 – Architectural Site Plan
 - o. A100 – Floor Plan – Level 1
 - p. A101 – Floor Plan – Level 2
 - q. A102 – Floor Plan – Level 3 & 4 (Typ. Multi)
 - r. A103 – Floor Plan – Level 5-10 (Typ. Single)
 - s. A104 – Floor Plan – Level 11
 - t. A105 – Floor Plan – Level 12 (Penthouse)
 - u. A120 – Roof Plan
 - v. A150 – Floor Plan - Loading Dock
 - w. A300 – Exterior Elevation - South
 - x. A301 – Exterior Elevation - West
 - y. A302 – Exterior Elevation - North
 - z. A303 – Exterior Elevation – East
 - aa. Preliminary Plat
 - bb. Final Plat
 - cc. 10 West End AUAR Memorandum
 - dd. Travel Demand Management Plan
 - ee. Zoning Map Amendment Exhibit
 - ff. Parking Easement for Phase III Hotel
 - (2) The site shall also conform to the following requirements:

- a. The property shall be developed with 332,600 square feet of building space.
 - b. Parking shall be provided on-site. The parking structure located on Lot 2, Block 1, Central Park West P.U.D. 121 Second Addition will provide at least 1,214 parking stalls. 110 of these stalls shall be shared with Phase III of Central Park West (PUD-4).
 - c. The maximum building height shall not exceed 175 feet and eleven stories, excluding mechanical penthouse.
 - d. The development site shall provide Designated Outdoor Recreation Area (DORA) through access to the outdoor amenity decks located on each floor, and through shared outdoor space on site.
- (c) Permitted uses.
- (1) Office. The standards are as follows: Building heights shall be limited to eleven stories or 173 feet.
 - (2) Retail. The standards are as follows:
 - a. No single use retail establishment over 20,000 square feet is permitted. The retail facility shall be permitted only as a part of a larger development on a single parcel which contains at least one other permitted principal use or as a part of a mixed-use PUD.
 - b. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
 - c. All refuse shall meet the requirements of chapter 22 regulating refuse.
 - (3) Restaurants. The standards are as follows:
 - a. This use shall be permitted as part of a larger development which contains at least one other principal use or as part of a PUD.
 - b. These uses shall not result in any exterior building modifications, including truck docks or freestanding signage, overnight truck parking or similar features.
 - c. Restaurant uses shall be integrated with other principal land uses which are within the O district and shall not exceed 10% of the gross floor area of the building.
 - d. If there is a wine and/or beer license, the following additional standards shall apply:
 - 1. If the standards in subsections (c)(3) a.--(c)(3) c. of this section are not met, a restaurant with a wine and/or beer license may apply for a major amendment to a Planned Unit Development under section 36-445(b), provided that the parking requirements for a restaurant with intoxicating liquor license are met.
 - (4) Lower potency hemp edible retailers.
- (d) Accessory uses. Permitted accessory uses are as follows:

- (1) Parking structures. Facades that are visible from off-site shall display an integration of building materials, building form, textures, architectural motifs, and building colors with principal building.
- (2) Public transit stops/shelters.
- (3) Outdoor seating, public address (PA) systems are prohibited.
- (4) No outdoor storage allowed.
- (5) Solar energy systems.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. City strongly encourages all new developments to have on-site organic recycling, garbage/recycling rooms should be sized to allow for organics recycling. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
 - a. Pylon signs are not permitted.
 - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian/bicycle or automobile circulation and visibility.
 - c. Maximum allowable number, sizes and heights of signs shall be regulated by article VIII, division 9, MU-3 requirements.
 - (4) Façade. The following façade design guidelines shall be applicable to ground floor north, south, and west side facades.
 - a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
 - b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
 - (5) Awnings.
 - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings are prohibited.

Sec. 36-136. PUD 7.

- (a) PUD 7 is commonly referred to as “Parkway 25.”

(b) Development plan.

(1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

- a. G000P – Cover Sheet
- b. C0.1 – Site Survey
- c. C1.0 – Removals Plan
- d. C2.0 – Site Plan
- e. C2.1 – Alley Plan and Profile
- f. C3.0 – Grading Plan
- g. C3.1 – Grading Plan Interim
- h. C4.0 – Utility Plan
- i. C5.0 – Civil Details
- j. C5.1 – Civil Details
- k. C5.2 – Civil Details
- l. SW1.0 – SWPPP – Existing Conditions
- m. SW1.1 – SWPPP – Proposed Conditions
- n. SW1.2 – SWPPP – Narrative and Details
- o. SW1.3 – SWPPP – Attachments
- p. SW1.4 – SWPPP – Attachments
- q. LS100 – Tree Preservation and Replacement Plan
- r. LS300 – Site Landscape Plan
- s. L400 – Reference Plan
- t. L401 – Layout Plan
- u. L500 – Planting Details
- v. G000 – Cover Sheet
- w. A100P – Floor Plan – Level 1
- x. A110P – Floor Plan – Level 1
- y. A120P – Floor Plan – Level 2-4
- z. A150P – Floor Plan – Level 5
- aa. A160P – Roof Plan
- bb. A200P – Exterior Elevations
- cc. A201P – Exterior Elevations
- dd. AS100P – Architectural Site Plan
- ee. A300P – Building Sections
- ff. Site Lighting Photometric Plan
- gg. Zoning Map Amendment Exhibit
- hh. Preliminary Plat
- ii. Final Plat
- jj. Traffic Study

- kk. Parking Management Plan
- ll. Parking Agreement.
- (2) The site shall also conform to the following requirements:
 - a. The property shall be developed with 112 residential units and 12,040 square feet of ground floor commercial space.
 - b. At least 202 off-street parking spaces shall be provided. At least 16 on-street parallel parking and loading spaces shall be installed adjacent to the site. An off-street parking management plan shall be approved by the city and managed by the property owner, with the goal of avoiding spill over parking into surrounding streets in the neighborhood and maximizing the benefits of mixed-use development and shared parking. At least 10% of the parking shall be permitted for use as guest parking.
 - c. The maximum building height shall not exceed 67 feet and five stories.
 - d. The development site shall include a minimum of 17.7% designed outdoor recreation area based on private developable land area.
- (c) Permitted uses.
 - (1) Mid-rise apartment mixed use dwelling. Uses associated with the apartment dwellings, including, but not limited to, the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 40% of the building first floor.
 - (2) Commercial uses. Commercial uses are only permitted on the first floor and are limited to the following: medical/dental office, office, places of assembly, retail, service, showrooms, limited animal handling, studios and lower potency hemp edible retailers.
 - a. All parking requirements shall be met for each use.
 - b. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m. including commercial deliveries.
 - c. Each commercial tenant space on the first floor shall have a direct and primary access to the outside of the building on the north building elevation that is open during business hours.
 - d. In-vehicle sales are prohibited.
 - e. Restaurants are prohibited.
 - (3) Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.
- (d) Accessory uses. Accessory uses are as follows:
 - (1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 - (2) Home occupations as regulated by this chapter.
 - (3) Catering, if accessory to food service, delicatessen, or retail bakery.
 - (4) Gardening and other horticultural uses.

- (5) Public transit stops/shelters.
- (6) Outdoor seating, public address (PA) systems are prohibited.
- (7) Outdoor uses and outdoor storage are prohibited.
- (8) Solar energy systems.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (3) Signage shall be allowed in conformance with the MU-2 requirements found in the sign code.
 - (4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades:
 - a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
 - b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
 - (5) Awnings.
 - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings are prohibited.

Sec. 36-137. PUD 8.

- (a) PUD 8 is commonly referred to as “The Elmwood.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. C0.0– Title Sheet
 - b. C0.1 – Site Survey
 - c. C0.2 – Preliminary Plat
 - d. C0.3 – Final Plat
 - e. C1.0 – Removals Plan
 - f. C2.0 – Site Plan
 - g. C2.1 – Green Roof Layout & Landscape Plan
 - h. C2.2 – Rooftop Green Roof Layout & Landscape Plan

- i. C3.0 – Grading Plan
 - j. C4.0 – Utility Plan
 - k. C5.0 – Civil Details
 - l. C5.1 – Civil Details
 - m. C5.2 – Civil Details
 - n. L1.0 – Landscape Plan
 - o. LT1.0 – Lighting Plan
 - p. LT1.1 – Lighting Specifications
 - q. A010 – Floor Plan – Level (-1) & 1
 - r. A011 – Floor Plan – Level 2 & 3
 - s. A012 – Floor Plan – Level 4 & 5
 - t. A013 – Floor Plan – Roof
 - u. A200 – Exterior Elevations
 - v. A201 – Exterior Elevations
 - w. Shadow Study
 - x. Front Perspective 1
 - y. Front Perspective 2
 - z. Rear Perspective
 - aa. Exterior Vignettes
 - bb. Parking Management Plan
- (2) The site shall also conform to the following requirements:
- a. The property shall be developed with 70 residential units and a minimum of 4,393 square feet of ground floor commercial space.
 - b. At least 118 off-street parking spaces shall be constructed. At least nine public on-street parallel parking spaces shall be constructed on 36th Street West and one public on-street loading bay shall be installed adjacent to the site.
 - c. The maximum building height shall not exceed 69 feet and five stories.
 - d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.
- (c) Permitted with standards.
- (1) Mid-rise apartment mixed use dwellings. The standards are as follows:
- a. Dwelling units are permitted on all floors of the building.
 - b. Dwelling units are limited to a maximum of 35% of the ground floor area of the building.
 - c. Dwelling units shall not exceed 40% of building frontage along 36th Street West.
 - d. Uses associated with apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 45% of the ground floor area of the building.

- (2) Commercial uses. Commercial uses are only permitted on the first floor, and are limited to coffee shops, office, places of assembly, retail, service, showrooms, limited animal handling, studios and lower potency hemp edible retailers. The standards are as follows:
 - a. All parking requirements must be met for each use.
 - b. Hours of operation shall be limited to 6:00 a.m. to 12:00 a.m.
 - c. Restaurants are prohibited.
 - d. In-vehicle sales is prohibited.
- (d) Accessory uses. Accessory uses are as follows:
 - (1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 - (2) Home occupations as regulated by this chapter.
 - (3) Catering, if accessory to food service, delicatessen, or retail bakery.
 - (4) Gardening and other horticultural uses.
 - (5) Outdoor seating, public address (PA) systems are prohibited.
 - (6) No outdoor uses or storage allowed.
 - (7) Solar energy systems.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to, outdoor lighting, architectural design, landscaping, parking, and screening requirements.
 - (2) Each commercial, civic, or institutional tenant space on the ground floor shall have a direct and primary access to and from the 36th Street (north) building façade and the access shall remain open during business hours.
 - (3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (4) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
 - a. Pylon signs are prohibited.
 - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.
 - c. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by article VIII, division 9, MU-3 requirements.
 - d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
 - e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:

1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
 3. No individual wall sign shall exceed 80 square feet in area.
- (5) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential street-facing facades:
- a. Minimum ground floor transparency shall be 65% at the pedestrian level
 - b. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
 - c. Active permitted uses, not including storage areas or utility closets, shall be maintained for a minimum depth of 15 feet.
 - d. Visibility into the space shall be maintained for a minimum depth of 10 feet. This requirement shall not prohibit the display of merchandise.
- (6) Awnings.
- a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings are prohibited.

Sec. 36-138. PUD 9.

- (a) PUD 9 is commonly referred to as "PLACE (Zelia on Seven).
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. PUD Exhibit
 - b. GN-000 – Cover Sheet
 - c. GN-001 – Drawing Index
 - d. GN-002 – General Legend & Abbreviations
 - e. GN-003 – Area calculations
 - f. C001 – Existing Conditions and Removals
 - g. C002 – Tree Removals and Protection Plan
 - h. C003 – Tree Removals and Preservation Plan
 - i. C101 – Site Plan – Overall
 - j. C102 – Site Plan Northwest
 - k. C103 – Site Plan Northeast
 - l. C201 – Erosion Control Plan
 - m. C301 – Grading and Drainage Plan – Overall

- n. C302 – Grading and Drainage Plan – Northwest
- o. C303 – Grading and Drainage Plan - Northeast
- p. C401 – Sanitary Sewer and Watermain
- q. C402 – MCES Forcemain Plan and Profile
- r. C403 – MCES Forcemain Plan and Profile
- s. C501 – Storm Sewer Plan & Profile
- t. C502 – North Building – Storm Sewer Plan
- u. C801 – Typical Stormwater Details
- v. C901 – City Std Utility Plates
- w. C902 – Detail Sheet Stormwater
- x. C903 – City Std Site Plates
- y. C904 – Detail Sheet Erosion Control
- z. C905 – Detail Sheet Pavement
- aa. C1001 – MNDOT Std Ped Curb Ramp Details
- bb. C1002 – MNDOT Std Ped Curb Ramp Details
- cc. L101 – Planting Plan Index
- dd. L102 – West Planting Plan
- ee. L103 – East Planting Plan
- ff. L104 – East Planting Plan, Shrubs
- gg. L105 – Soil Amendments and Site Mulching Plan
- hh. L106 – East Layout Plan Plaza
- ii. L107 – East Layout Plan, Bike Shop Front and Urban Forest
- jj. L108 – West Irrigation Plan
- kk. L109 – East Irrigation Plan
- ll. L501 – Landscape Details
- mm.
 - 502 – Landscape Details
- nn. L503 – Landscape Details
- oo. L801 – Planting Details
- pp. V101 – Preliminary Plat
- qq. V102 – Prelimina
- rr. E101 – Photometric grid
- ss. S001 – Site Plan
- tt. AN-100.1 – Overall Floor Plans P1 & Level 1
- uu. AN-100.2 – Overall Floor Plans Levels 2 & 3
- vv. AN-100.3 – Overall Floor Plans Levels 4 & 5
- ww. AN-100.4 – Overall Roof Plan
- xx. AN-100.5 – PV Panel Layout
- yy. AN-201 – Overall Building Elevations

- zz. A501 – Illustrative Sections
- aaa. A502 – Sections
- bbb.
 - LACE – Sustainability Proposals
- ccc. PLACE – Proof of Parking
- ddd.
 - LACE – Lighting Proposals

(2) The following shall be considered Final PUD Official Exhibits from March 25, 2024, onward. If there is conflicting information between the following and the previous list of Official Exhibits, the following shall be considered correct:

- a. T001 – Title
- b. C000 – Survey
- c. C001 – Civil Site Plan
- d. C100 – Selective site demolition and erosion control plan
- e. C101 – Selective site demolition and erosion control plan
- f. C200 – Grading Drainage and Erosion Control Plan
- g. C201 – Grading Drainage and Erosion Control Plan
- h. C300 – Paving and Geometric Plan
- i. C301 – Paving and Geometric Plan
- j. C400 – Civil Details
- k. C500 – Watershed Summary
- l. L100 – Landscape Overview Plan
- m. L101 – Parking Expansion Landscape Plan
- n. L102 – Pool Area Landscape Removals Plan
- o. As-Built Landscape Data and 2024 Removals 2-1-24_Trees
- p. As-Built Landscape Data and 2024 Removals 2-1-24_Shrubs
- q. L103 – Pool Area Landscape Restoration Plan
- r. L104 – Landscape Detail
- s. L105 – Landscape Details
- t. Zelia on Seven-Site Lighting Plan 1-22-24

(3) The site shall also conform to the following requirements:

- a. The property shall be divided into two zones, as indicated on PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into “Site A – West”, and “Site B – East”. The property shall be developed with 217 residential units, including 18 live/work units and 0.88 acres of urban forest.
- b. Parking will be provided off-street in a surface lot, on-street parallel parking, and structured parking. A total of 211 parking spaces will be provided: 97 parking spaces shall be provided underground in the structured parking, 90 parking spaces shall be provided on the surface lot, 24 parking spaces shall be provided on-street.

- c. The maximum building height for Site B – East shall not exceed 61 feet and five stories.
 - d. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.
 - e. The development shall incorporate a Travel Demand Management (TDM) plan. The details of the TDM plan shall be included in the planning development contract or as an exhibit thereto and amendments shall require city approval. The activities performed as specified in the TDM plan shall be reported to the city annually until December 31, 2027, and upon request by the city after that date.
- (c) Site A – West
- (1) Permitted.
 - a. Parking lot.
 - (2) Accessory uses.
 - a. Outdoor uses and outdoor storage are prohibited.
 - b. Solar energy systems.
- (d) Site B – East
- (1) Permitted with standards:
 - a. Mid-rise apartment dwellings. Uses associated with apartment dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space.
 - b. Live-work dwellings.
 - 1. All material or equipment shall be stored within an enclosed structure.
 - 2. Operation of the home occupation is not apparent from the public right of way.
 - 3. The activity does not involve warehousing, distribution or retail sales of merchandise produced off the site.
 - 4. No person is employed at the residence who does not legally reside in the home.
 - 5. No light or vibration originating from the business operation is discernible at the property line.
 - 6. Only equipment, machinery and materials which are normally found in the home are used in the conduct of the home occupation.
 - 7. No more than one non-illuminated wall sign limited to two square feet in area is used to identify the home occupation.
 - 8. Space within the dwelling devoted to the home occupation does not exceed one room or 45% of the floor area, whichever is greater.
 - 9. No portion of the home occupation is permitted within any attached or detached accessory building.
 - 10. The structure housing the home occupation conforms to the building code; and in the case where the home occupation is day care or if there

are any customers or students, the home occupation has received a certificate of occupancy.

- c. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: coffee shops, office, private indoor entertainment, retail shops, service, showrooms, and studios.
 - 1. All parking requirements must be met for each use per Sheet 62 of the Official Exhibits.
 - 2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
 - 3. Restaurants are prohibited.
 - 4. In-vehicle sales is prohibited.
 - d. Civic and institutional uses. Civic and institutional uses are limited to the following: educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios.
- (2) Accessory uses:
- a. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 - b. Home occupations as regulated by this chapter.
 - 1. Except family day care is prohibited.
 - c. Catering, if accessory to food service, delicatessen, or retail bakery.
 - d. Gardening and other horticultural uses.
 - e. Outdoor seating, with the following standards:
 - 1. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.
 - 2. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.
 - f. No outdoor uses or storage allowed.
 - g. Solar energy systems.
 - h. Wind Energy Conversion Systems (WECS), with the following standards:
 - 1. Wind turbines shall be of the helical type.
 - 2. Helical wind turbines shall meet the following design requirements:
 - i. One WECS shall be allowed per lot.
 - ii. The WECS unit shall not exceed 17 feet in height, and shall not exceed 79 feet overall, including the building height when attached to the roof of a building.
 - iii. The fall zone shall be completely within the property lines of the lot within which the WECS is located.
 - iv. Minimize visual impact. WECS design and location shall minimize visual impact.

- v. Color and finish. All WECS shall be white, grey, black or another non-obtrusive color. Blades may be black in order to facilitate deicing. Finishes shall be matt or non-reflective.
- vi. Tower lighting. WECS shall not be artificially lighted, except as specified herein and to the extent required by the FAA or other federal or state law or regulation that preempts local regulations.
- vii. Signs and displays. The use of any portion of a WECS for displaying flags and signs, other than warning or equipment information signs, is prohibited.
- viii. Associated equipment. Ground equipment associated with a WECS shall be housed in a structure. Structures housing equipment shall meet the architectural design standards of the Zoning Ordinance. Control wiring and powerlines shall be wireless or underground.
- ix. Braking system required. All WECS shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over speeding and excessive pressure on the structure, rotor blades and turbine components.
- x. Design height. The applicant shall provide evidence that the proposed height of the WECS does not exceed the height recommended by the manufacturer or distributor of the system.
- xi. Interconnection agreement. The applicant shall provide a copy of the utility notification requirements for interconnection, unless the applicant intends, and so states on the application, that the system will not be connected to the electricity grid.
- xii. Technology standards. WECS must meet the minimum standards of a WECS certification program recognized by the American Wind Energy Association, such as AWEA's Small Wind Turbine Performance and Safety Standard, the Emerging Technologies program of the California Energy Commission, or other 3rd party standards acceptable to the City.
- xiii. Noise. Audible sound due to wind energy system operations shall comply with the standards governing noise contained in the City of St. Louis Park Code of Ordinances.
- xiv. If the WECS remains nonfunctional or inoperative for a continuous period of one year, the system shall be deemed abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition permit has been obtained. Removal includes the entire structure including foundations to below natural grade and transmission equipment.

(e) Special performance standards.

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) The site is exempt from the shadowing requirements specified in section 36-393(a)(4) of the zoning ordinance.
- (3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (4) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
 - a. Pylon signs are prohibited.
 - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.
 - c. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by article VIII, division 9, MU-3 requirements.
 - d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
 - e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
 1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
 3. No individual wall sign shall exceed 100 square feet in area.
- (5) Façade.
 - a. Fibrous cement, high performance brick veneer with rain screen cladding systems, and vertically integrated photovoltaic panels shall be considered Class I Materials.
- (6) Awnings.
 - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings are prohibited.

Sec. 36-139. PUD 10.

- (a) PUD 10 is commonly referred to as “Knollwood Mall.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. Site Plans

- b. Landscaping Plans
 - c. Lighting Plans
 - d. Grading Plans
 - e. Building Plans
 - f. Storm Water Plans
 - g. Utility Plans
 - h. Survey
- (2) The site shall also conform to the following requirements:
- a. A minimum of 1,695 parking spaces shall be provided on-site.
 - b. The maximum building height shall be 40 feet.
- (c) Permitted uses. The following uses are permitted uses in PUD 10:
- (1) Shopping Center. The shopping center shall be limited to the following uses:
- a. Office.
 - b. Medical/dental office.
 - c. Adult day care.
 - d. Group day care/nursery school.
 - e. Bank.
 - f. Food service.
 - g. Private indoor entertainment.
 - h. Retail.
 - i. Liquor store.
 - j. Service.
 - k. Showroom.
 - l. Studios.
 - m. Restaurants with or without intoxicating liquor.
 - n. Museum.
 - o. Police utility substation.
 - p. Parcel delivery service/post office.
 - q. Limited animal handling.
 - r. Lower potency hemp edible retailers.
- (d) Uses permitted with standards.
- (1) Cannabis retailer. The standards are as follows:
- a. The lot must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
 - b. The lot must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually oriented business. In the case of a shopping center or multiuse building, the

- distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
- c. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
 - d. In-vehicle sales or services are prohibited.
 - e. The use shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
 - f. On-site consumption of cannabis edibles and beverages is prohibited.
- (e) Accessory uses. The following uses shall be permitted accessory uses in PUD 10:
- (1) Incidental repair or processing which is necessary to conduct a permitted use and does not exceed 10% of the gross floor area of the associated permitted use.
 - (2) Catering, if accessory to food service, delicatessen, or retail bakery.
 - (3) Food service.
 - (4) Outdoor seating and service of food and beverages with the following conditions:
 - a. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.
 - b. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.
 - (5) In-vehicle sales or service, limited to restaurants, banks, and pharmacies.
 - a. Drive-through facilities and stacking areas shall not be located within 100 feet of any parcel that is zoned residential and used or subdivided for residential use, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers, unless the entire facility and stacking areas are separated from the lot in a N district by a building wall.
 - b. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
 - c. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.
 - d. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian or vehicular conflicts.
 - e. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
 - f. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.

- g. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located, and conditions of approval may be added as a means of satisfying this requirement.
- (6) Solar energy systems.
- (f) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
 - (2) Signage shall be subject to the regulations found in article VIII, division 9 pertaining to signs. PUD 10 shall be subject to the B-1 regulations with the following clarifications and modifications:
 - a. The maximum sign area shall be increased by 240 square feet with the condition that the additional signage be used in its entirety for a free-standing sign located at the corner of Highway 7 and Texas Ave S. The sign shall be double-sided and not exceed 120 square feet per side.
 - (3) Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited. Backlit awnings are prohibited.

Sec. 36-140. PUD 11.

- (a) PUD 11 is commonly referred to as “The Mera.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. A1-0 Parking Level – P1
 - b. A1-1 Levels 1-2
 - c. A1-2 Levels 3-6
 - d. A3-0 Elevations
 - e. AP1-1 Area Plan – P1 and Level 1
 - f. AP1-2 Area Plan – Levels 2 & 3-5
 - g. AP1-6 Area Plan – Level 6
 - h. AS0.00 Alta Survey
 - i. C0.00 Cover Sheet
 - j. C0.01 Removals Plan
 - k. C0.02 Fire Plan
 - l. C0.03 Site Plan
 - m. C0.04 Site Details
 - n. C0.05 Site Details
 - o. C0.06 Site Details
 - p. C0.07 Grading Plan

- q. C0.08 Erosion Control Plan
 - r. C0.09 SWPPP
 - s. C0.10 Erosion Details
 - t. C0.11 Utility Plan
 - u. C0.12 Utility Service Profiles
 - v. C0.13 Utility Details
 - w. C0.14 Utility Details
 - x. C0.15 Utility Details
 - y. E0.2 Photometric Site Plan
 - z. E0.3 Photometric Plan Fixture Cut Sheet
 - aa. E0.4 Photometric Plan Fixture Cut Sheet
 - bb. L0.01 Landscape Notes and Schedules
 - cc. L0.02 Landscape Plan
 - dd. L0.02A Landscape Plan – Color
 - ee. L0.03 Landscape Details
 - ff. L0.04 DORA Plan
 - gg. PL0.01 Preliminary Plat Sheet 1
 - hh. PL0.02 Preliminary Plat Sheet 2
 - ii. PL0.03 Final Plat Sheet 1
 - jj. PL0.04 Final Plat Sheet 2
 - kk. PL0.05 Final Plat Sheet 3
 - ll. T1-0 Title Sheet
 - mm.
 - 2-1 Project Imagery
 - nn. T2-2 Project Imagery
 - oo. T2-3 Project Imagery
 - pp. Shadow Studies
- (2) The site shall also conform to the following requirements:
- a. The property shall be developed with 233 residential units.
 - b. At least 325 off-street parking spaces shall be provided.
 - c. The maximum building height shall not exceed 73 feet and six stories.
 - d. The development site shall include a minimum of 20% designed outdoor recreation area based on private developable land area.
- (c) Permitted uses. The following uses are permitted uses:
- (1) Mid-rise apartment dwellings, and uses associated with the apartment dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.
- (d) Accessory uses. Accessory uses are as follows:
- (1) Home occupations as regulated by this chapter.

- (2) Gardening and other horticultural uses.
- (3) Public transit stops/shelters.
- (4) Outdoor seating, excluding public address (PA) systems.
- (5) Outdoor uses and outdoor storage are prohibited.
- (6) Solar energy systems.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure. Trash enclosures shall be constructed from the same materials as the principal building.
 - (3) Signs shall be allowed in conformance with the following requirements:
 - a. The signs shall be consistent with the sign regulations for the N-4 zoning district.
 - b. Pylon signs shall be prohibited.

Sec. 36-141. PUD 12.

- (a) PUD 12 is commonly referred to as “Park Village.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. Survey.
 - b. A100 Main Level Plan
 - c. A101 Upper-Level Plan
 - d. A300 Exterior Elevations
 - e. A301 Exterior Elevations
 - f. A302 Exterior Renderings
 - g. D2.1 Site/Drive through Layout Plan
 - h. Planting Plan Area 3
 - i. A1 Demo Plan, Patio Plan and Notes
 - j. A2 Elevations, Wall Section, Finish Plan
 - k. A2.03R Floor Plan and Elevations
 - l. Granite City Building Elevations
- (c) Permitted uses. The following uses are permitted uses:
 - (1) Medical/dental office.
 - (2) Funeral homes.
 - (3) Libraries.
 - (4) Museums.

- (5) Office.
- (6) Parks and open spaces.
- (7) Police/fire stations.
- (8) Banks.
- (9) Business/trade school/college.
- (10) Retail up to 20,000 square feet.
- (11) Service.
- (12) Studios.
- (13) Public service structures.
- (14) Food service.
- (15) Restaurants with or without intoxicating liquor.
- (16) More than one principal building located on a single lot.
- (17) Limited animal handling.
- (18) Lower potency hemp edible retailer.
- (d) Uses permitted with standards. The following uses are permitted if they comply with the standards specified in this section:
 - (1) Medical, optical or dental laboratories. The use shall not generate any fumes or odors which are detectable at the property lines of the parcel on which the use is located.
 - (2) Private indoor entertainment with or without intoxicating liquor.
- (e) Accessory uses.
 - (1) Accessory uses are as follows:
 - a. Catering if accessory to a restaurant, food service, delicatessen, grocery store or retail bakery.
 - b. In-vehicle sales or service. The standards are as follows:
 - 1. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
 - 2. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.
 - 3. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian or vehicular conflicts.
 - 4. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.
 - c. Parking ramps.
 - d. Public transit stops/shelters.
 - e. Outdoor seating with the following standards:
 - 1. Public address (PA) systems are prohibited.

2. Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or 10% of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or 10% of the gross building area, whichever is less.
- f. Outdoor storage is prohibited.
- g. Solar energy systems.
- (f) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this PUD shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) All solid waste materials containers shall be kept in the manner required by this code. All solid waste handling and loading areas shall be screened from view. The screening shall be constructed from the same materials as the principal building.
 - (3) Signs shall be allowed in conformance with the requirements found in the B-1 zoning district.

Sec. 36-142. PUD 13.

- (a) PUD 13 is commonly referred to as “Bridgewater Bank Corporate Headquarters.”
- (b) Development plan.
 - (1) The site located on property legally described as Lots 1 and 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. G000P – Cover Sheet
 - b. G001P - Renderings
 - c. G002P – Shadow Study
 - d. C0.0 – Title Sheet
 - e. V1.0 – Site Survey
 - f. V1.1 – Final Plat Page 1
 - g. V1.2 – Final Plat Page 2
 - h. C1.0 – Removals Plan
 - i. C2.0 – Site Plan
 - j. C2.1 – Site Plan – Northern Drive
 - k. C2.2 – Vehicle Turning Movement Plan
 - l. C2.3 – Right of Way Dedication
 - m. C3.0 – Grading Plan
 - n. C3.1 Grading Plan – Northern Drive
 - o. C4.0 – Utility Plan
 - p. C5.0 – Civil Details
 - q. C5.1 – Civil Details

- r. C5.2 – Civil Details
- s. C5.3 – Civil Details
- t. SW1.0 – SWPPP – Existing Conditions
- u. SW1.1 – SWPPP – Proposed Conditions
- v. SW1.2 – SWPPP – Details & Narrative
- w. SW1.3 – SWPPP – Attachments
- x. SW1.4 – SWPPP - Attachments
- y. SW1.5 – SWPPP – Attachments
- z. L001 – Tree Preservation Plan
- aa. L100 – Landscape Plan
- bb. L400 – Landscape Enlargement
- cc. L500 – Landscape Details and Notes
- dd. AS100P – Architectural Site Plan
- ee. A090P – Floor Plan – Level P2
- ff. A100P – Floor Plan – Level P1
- gg. A110P – Floor Plan – Level 1
- hh. A120P – Floor Plan – Level 2
- ii. A130P – Floor Plan – Level 3
- jj. A140P – Floor Plan – Level 4
- kk. A160P – Roof Plan
- ll. A200P – Exterior Elevations
- mm.
 - A201P – Exterior Elevations
- nn. A202P – Exterior Elevations
- oo. A203P – Exterior Elevations
- pp. A300P – Building Sections
- qq. AL100 – Photometric Plan
- rr. AL100 – Photometric P1 Plan
- ss. AL102 – Photometric P2 Plan

(2) The site shall also conform to the following requirements:

- a. The property shall be developed with 84,000 square feet of building space.
- b. Parking requirements shall be as follows:
 - 1. At least 277 off-street parking spaces shall be constructed.
 - 2. At least five public on-street parallel parking spaces shall be constructed on Excelsior Boulevard.
 - 3. Parking will be provided off-street in a surface lot (50 spaces), on-street parallel parking (5 spaces), and in below-grade structured parking (227).
 - 4. 10 spaces shall be shared parking via a shared parking easement with Lot 2 Block 1 Bridgewater Addition.

5. An off-street parking management plan shall be approved by the city and managed by the property owner, with the goal of avoiding spill over parking into surrounding streets in the neighborhood and maximizing the benefits of mixed-use development and shared parking.
 - c. A commercial loading bay shall be located six feet from the east property line on the north side of the building. Access shall be provided from 36-1/2 Street.
 - d. The maximum building height shall not exceed 62 feet and four stories, plus up to an additional 10 feet for stair and elevator penthouses.
 - e. The development site shall include a minimum of 12% designed outdoor recreation area based on private developable land area.
- (c) Permitted uses. The following uses are permitted on Lot 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:
- (1) Office.
- (d) Permitted with standards. The following uses are permitted with standards on Lot 1, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:
- (1) Office. Office uses shall be limited to upper floors.
- (e) The following uses are permitted with standards on Lot 1 and Lot 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:
- (1) Commercial uses. Commercial uses shall be limited to the following:
 - a. medical/dental offices, libraries, museums, banks, and studios.
 - b. Retail and service facilities. The standards are as follows:
 1. No single use retail or service facility establishment over 4,000 square feet is permitted. The use shall be located on the ground floor and shall be permitted only as a part of a larger development which contains at least one other permitted principal use or as a part of a mixed-use PUD.
 2. All refuse shall meet the requirements of chapter 22 regulating refuse.
 - c. Restaurants with or without intoxicating liquor license. The standards are as follows:
 1. This use shall be permitted as part of a larger development which contains at least one other principal use or as part of a PUD.
 2. A Travel Demand Management Plan shall be implemented and shall provide ongoing mitigation while a restaurant use is present.
 3. These uses shall not result in any exterior building modifications, including truck docks or freestanding signage, overnight truck parking or similar features.
 4. If there is a wine, beer, and/or intoxicating liquor license, the Restaurant uses shall be located a minimum of 100 feet from any parcel that is zoned neighborhood and used or subdivided for residential or has an occupied institutional building including but not limited to a school, religious institution, or community center.
 5. In-vehicle sales is prohibited.

- d. Lower potency hemp edible retailers.
- (2) Civic and institutional uses. Civic and institutional uses are limited to educational facility, indoor entertainment, police utility substations, parcel delivery service/post office and studios. The standards are as follows:
 - a. All parking requirements must be met for each use.
 - b. In-vehicle sales are prohibited.
- (f) Accessory uses. Accessory uses are as follows:
 - (1) Parking lots.
 - (2) Parking structures. Facades that are visible from off-site shall display and integration of building materials, building form, textures, architectural motifs, and building colors with principal building.
 - (3) Public transit stops/shelters.
 - (4) Catering, if accessory to food service, delicatessen, or retail bakery.
 - (5) Outdoor seating, public address (PA) systems are prohibited.
 - (6) No outdoor uses or storage allowed.
 - (7) Solar energy systems.
 - (8) In-vehicle sales is prohibited.
- (g) Prohibited uses. The following uses are prohibited:
 - (1) In-vehicle sales.
- (h) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) Each commercial, civic, or institutional tenant space on the ground floor shall have a direct and primary access to and from the Excelsior Boulevard (south) building façade and the access shall remain open during business hours.
 - (3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (4) Signage shall be allowed in conformance with the C-2 General Commercial Zoning District and shall comply with the following:
 - a. Pylon signs shall be prohibited.
 - (5) Façade.
 - a. Composite wooden resin paneling a minimum of seven millimeters thick shall be considered a Class I Material.
 - b. The following façade design guidelines shall be applicable to all ground floor street-facing facades:
 - 1. Minimum ground floor transparency shall be 70% at the pedestrian level.
 - 2. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material

including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.

3. Active permitted uses shall be maintained for a minimum depth of 15 feet. Storage areas and utility closets are prohibited within this 15 feet.
4. Visibility into the space shall be maintained for a minimum depth of 10 feet. This requirement shall not prohibit the display of merchandise

(6) Awnings.

- a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
- b. Backlit awnings are prohibited.

Sec. 36-143. PUD 14.

(a) PUD 14 is commonly referred to as “Caraway West End.”

(b) Development plan.

(1) The site located at Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

- a. Exhibit A: Survey
- b. Exhibit B: T1.1 Title Sheet
- c. Exhibit C: A3.1 Exterior Elevations
- d. Exhibit D: A3.2 Exterior Elevations
- e. Exhibit E: AP0.01 Area Plan – P1
- f. Exhibit F: AP0.02 Area Plan – P2
- g. Exhibit G: AP.1 Area Plan – Level 1
- h. Exhibit H: AP.2 Area Plan – Level 2-5 Typical
- i. Exhibit I: AP.6 Area Plan – Level 6
- j. Exhibit J: C0.0 Cover Sheet
- k. Exhibit K: C1.0 General Notes
- l. Exhibit L: C2.0 Existing Conditions & Removal Plan
- m. Exhibit M: C3.0 Erosion & Sediment Control Plan – Phase 1
- n. Exhibit N: C3.1 Erosion & Sediment Control Plan – Phase 2
- o. Exhibit O: C4.0 Site Plan
- p. Exhibit P: C5.0 Grading & Drainage Plan
- q. Exhibit Q: C6.0 Utility Plan
- r. Exhibit R: L1.0 Landscape Plan
- s. Exhibit S: L1.1 Detail Landscape Plans
- t. Exhibit T: L1.2 Amenity Deck Landscape Plan
- u. Exhibit U: L1.4 Tree Preservation Plan
- v. Exhibit V: L1.5 Lighting Plan

- (2) The site shall also conform to the following requirements:
 - a. The property shall be developed with 207 dwelling units.
 - b. At least 315 off-street parking spaces shall be provided.
 - c. The maximum building height shall not exceed 73.2 feet and six stories.
 - d. The development site shall include a minimum of 46% designed outdoor recreation area based on private developable land area.
- (c) Permitted uses. The following uses are permitted on Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota:
 - (1) Mid-rise apartment dwellings, and uses associated with the apartment dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.
- (d) Accessory uses. Accessory uses are as follows:
 - (1) Home occupations as regulated by this chapter.
 - (2) Gardening and other horticultural uses.
 - (3) Public transit stops/shelters.
 - (4) Outdoor seating, public address (PA) systems are prohibited.
 - (5) Outdoor uses and outdoor storage are prohibited.
 - (6) Solar energy systems.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure. Trash enclosures shall be constructed from the same materials as the principal building.
 - (3) Signage shall be allowed in conformance with the requirements found in article VIII, division 9, following the requirements for the MU-3 zoning district.

Sec. 36-144. PUD 15.

- (a) PUD 15 is commonly referred to as “Parkway Place, Parkway Flats, Parkway Residences Rehab, and Parkway Plaza.”
- (b) Development plan. The property shall be divided into four zones, as indicated on the PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into a north campus, a southeast campus, a southwest campus, and a west campus. The north campus shall be called “Site 1,” the southeast campus shall be called “Site 2,” the southwest campus shall be called “Site 3,” and the west campus shall be called “Site 4.”
 - (1) Site 1

- a. Site 1, legally described as Lot 1, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C1.0.0 Title Sheet
2. V1.1.0 Alta/NSPS Land Title Survey
3. C1.1.0 Removals Plan
4. C1.2.0 Site Plan
5. C1.3.0 Grading Plan
6. C1.4.0 Utility Plan
7. C1.5.0 Civil Details
8. C1.5.1 Civil Details
9. C1.5.2 Civil Details
10. SW1.1.0 SWPPP Existing Conditions
11. SW1.1.1 SWPPP Proposed Conditions
12. SW1.1.2 SWPP – Details
13. SW1.1.3 SWPPP – Narrative
14. SW1.1.4 SWPPP – Attachments
15. SW1.1.5 SWPPP - Attachments
16. 0.0 Cover sheet
17. 1.0 Floor Plan Level P2
18. 2.0 Floor Plan Level P1
19. 3.0 Floor Plan Level 1
20. 4.0 Floor Plan Level 2
21. 5.0 Floor Plan Level 3
22. 6.0 Floor Plan Level 4
23. 7.0 East & West Elevation
24. 8.0 North Elevation
25. 9.0 South Elevation
26. 23.0 DORA Site Plan
27. AL101A Photometric Plan West
28. AL101B Photometric Plan East
29. LS101 Landscape Layout Plan
30. LP101 Planting Plan
31. C1.2.1 Overall Site Plan
32. C1.3.1 Overall Grading Plan
33. C1.4.1 Overall Utility Plan
34. C1.4.2 Public Utility Plan and Profile
35. C.1.4.3 Public Utility Plan and Profile
36. L001 Tree Preservation Plan

37. LS100 Landscape Plan
38. LP500 Planting Details
39. LS500 Landscape Details

(2) Site 2

- a. Site 2, legally described as Lot 1, Block 3, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 1. C2.0.0 Title Sheet
 2. V2.1.0 Alta/NSPS Land Title Survey
 3. C2.1.0 Removals Plan
 4. C2.2.0 Site Plan
 5. C2.3.0 Grading Plan
 6. C2.4.0 Utility Plan
 7. C2.5.0 Civil Details
 8. C2.5.1 Civil Details
 9. C2.5.2 Civil Details
 10. SW2.1.0 SWPPP Existing Conditions
 11. SW2.1.1 SWPPP Proposed Conditions
 12. SW2.1.2 SWPP – Details
 13. SW2.1.3 SWPPP – Narrative
 14. SW2.1.4 SWPPP – Attachments
 15. SW2.1.5 SWPPP - Attachments
 16. 10.0 Floor Plans
 17. 11.0 Building Elevations
 18. 23.0 DORA Site Plan
 19. AL102 Photometric Plan
 20. LS102 Landscape Layout Plan
 21. LP102 Planting Plan
- b. Site 2 shall also conform to the following requirements:
 1. Parking shall be provided off-street in a surface lot and on-street.
 - i. A total of six parking spaces will be provided in the surface lot.
 2. The property shall be developed with six residential units.
 3. The maximum height shall not exceed 33 feet and three stories.
 4. The site shall include a minimum 7% designed outdoor recreation area.

(3) Site 3

- a. Site 3, legally described as Lot 1, Block 2, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 1. C3.0.0 Title Sheet

2. V3.1.0 Alta/NSPS Land Title Survey
3. C3.1.0 Removals Plan
4. C3.2.0 Site Plan
5. C3.3.0 Grading Plan
6. C3.4.0 Utility Plan
7. C3.5.0 Civil Details
8. C3.5.1 Civil Details
9. C3.5.2 Civil Details
10. SW3.1.0 SWPPP Existing Conditions
11. SW3.1.1 SWPPP Proposed Conditions
12. SW3.1.2 SWPP – Details
13. SW3.1.3 SWPPP – Narrative
14. SW3.1.4 SWPPP – Attachments
15. SW3.1.5 SWPPP - Attachments
16. 12.0 Floor Plan Level 1
17. 13.0 Floor Plan Level 2
18. 14.0 Floor Plan Level 3
19. 15.0 Floor Plan Level 4
20. 15.2 Floor Plan Roof Deck
21. 16.0 Elevation – North
22. 17.0 Elevation – South
23. 18.0 Elevation – East & West
24. 23.0 DORA Site Plan
25. AL103 Photometric Plan B. Site 3 shall also conform to the following requirements:
 - i. Parking shall be provided off-street in structured parking and on-street.
 - a. A total of 37 parking spaces will be provided in structured parking.
 - ii. The property shall be developed with 37 residential units.
 - iii. The maximum building height shall not exceed 50 feet and four stories.
 - iv. The site shall include a minimum 12% designed outdoor recreation area.

(4) Site 4

- a. Site 4, legally described as Lot 1, Block 1, Thomas O. Heggen's Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 1. C4.0.0 Title Sheet

2. V4.1.0 Alta/NSPS Land Title Survey
3. C4.1.0 Removals Plan
4. C4.2.0 Site Plan
5. C4.3.0 Grading Plan
6. C4.4.0 Utility Plan
7. C4.5.0 Civil Details
8. C4.5.1 Civil Details
9. C4.5.2 Civil Details
10. SW4.1.0 SWPPP Existing Conditions
11. SW4.1.1 SWPPP Proposed Conditions
12. SW4.1.2 SWPP – Details
13. SW4.1.3 SWPPP – Narrative
14. SW4.1.4 SWPPP – Attachments
15. SW4.1.5 SWPPP - Attachments
16. 19.0 Floor Plan Level P1-3
17. 20.0 Floor Plan Level 4-11
18. 21.0 Building Elevations
19. 22.0 Building Elevations
20. 23.0 DORA Site Plan
21. AL104 Photometric Plan
22. LS102 Landscape Layout Plan
23. LP102 Planting Plan B. Site 4 shall also conform to the following requirements:
 - i. Parking shall be provided off-street in structured parking and in a surface lot.
 - a. A total of 19 parking spaces will be provided in the surface lot.
 - b. A total of 109 parking spaces will be provided on-street.
 - ii. The property shall be developed with 73 residential units.
 - iii. The maximum height shall not exceed 138 feet and 11 stories
 - iv. The site shall include a minimum 12% designed outdoor recreation area.

(c) Uses.

- (1) Permitted uses: The following uses are permitted in PUD 15:
 - a. Mid-rise apartment dwellings. Uses associated with apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
- (2) Accessory uses: Accessory uses are as follows:
 - a. Home occupations as regulated by this chapter.
 - b. Gardening and other horticultural uses.

- c. Public transit stops/shelters.
- d. Outdoor seating, public address (PA) systems are prohibited.
- e. Outdoor uses and outdoor storage are prohibited.
- f. Accessory utility structures including:
 - 1. Small wind energy conversion system as defined in article X, Definitions.
 - 2. Solar energy systems.
 - 3. Cisterns and rainwater collection systems.
- (d) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (3) Signage shall be subject to the regulations found in article VIII, division 9 pertaining to signs
 - a. Site 1, Site 2, and Site 3 shall be subject to the sign regulations for N-4 districts.
 - b. Site 4 shall be subject to the sign regulations for MU-2 districts.
 - c. Pylon signs shall be prohibited.
 - (4) Composite wooden resin paneling a minimum of seven millimeters thick shall be considered a Class I material.
 - (5) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-145. PUD 16.

- (a) PUD 16 is commonly referred to as “The Quentin.”
- (b) Development plan.
 - (1) The site located on property legally described as Lot 1, Block 1, Cedar Place Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. C000 Cover Sheet
 - b. C100 Existing Conditions & Removals Plan
 - c. C200 Sediment & Erosion Control – Phase I
 - d. C201 Sediment & Erosion Control – Phase II
 - e. C300 Site Plan
 - f. C400 Grading Plan
 - g. C410 Accessible Route Plan

- h. C500 Utility Plan
 - i. A000 Lower-Level Parking Plan
 - j. A001 Lobby/Upper-Level Parking Plan
 - k. A002-1 Floor Plans
 - l. A002-2 Floor Plan/Roof Plan
 - m. A003 Building Elevations
 - n. A004 Building Elevations
 - o. A005 Building Images
 - p. A006 Shadow Study
 - q. A007 Designated Outdoor Recreation Area
 - r. L000 Tree Preservation Plan
 - s. L100 Landscape Plan
 - t. Exterior Lighting Plan
- (2) The site shall also conform to the following requirements:
- a. Parking shall be provided off-street.
 - 1. A total of 107 parking spaces will be provided in structured parking.
 - 2. A total of five spaces will be provided in an off-street surface lot.
 - b. The property shall be developed with 79 residential units.
 - c. The maximum height shall not exceed 72 feet and six stories.
 - d. The site shall contain a minimum of 13% designed outdoor recreation area.
- (c) Uses.
- (1) Permitted uses. The following uses are permitted in PUD 16:
- a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
- (2) Accessory uses. Accessory uses are as follows:
- a. Home occupations as regulated by this chapter.
 - b. Gardening and other horticultural uses.
 - c. Public transit stops/shelters.
 - d. Outdoor seating, public address (PA) systems are prohibited.
 - e. Outdoor uses and outdoor storage are prohibited.
 - f. Accessory utility structures including:
 - 1. Small wind energy conversion system as defined in article X, Definitions.
 - 2. Solar energy systems.
 - 3. Cisterns and rainwater collection systems.
- (d) Special performance standards.
- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.

- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signage shall be allowed in conformance with the N-4 zoning district and shall comply with the following:
 - a. Pylon signs shall be prohibited.
- (4) Fiber cement paneling a minimum of 5/8-inch thick shall be considered a class I material.
- (5) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-146. PUD 17.

- (a) PUD 17 is commonly referred to as “Union Park Flats.”
- (b) Development plan.
 - (1) The site located on property legally described as Lots 1 and 2, Unity Village Apartments, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. G001 Title Sheet
 - b. AL101 Architectural Site Plan
 - c. AL102 Architectural Context Plan
 - d. AL103 Shadow Study
 - e. AL104 Block Elevation Study
 - f. Existing Conditions Survey
 - g. Lot Division Survey
 - h. Preliminary Plat
 - i. Final Plat
 - j. C100 Selective Site Demolition and Erosion Control Plan
 - k. C200 Grading, Drainage, and Erosion Control Plan
 - l. C300 Utility Plan
 - m. C400 Paving and Geometric Plan
 - n. C500 Civil Details
 - o. C501 Civil Details
 - p. C600 Stormwater Pollution Prevention Plan
 - q. L010 General Notes & Schedules
 - r. L011 Reference Note & Plant Schedules
 - s. L012 Tree Preservation Plan
 - t. L110 Overall Site Plan
 - u. L111 Enlarged Site Plan – Courtyard

- v. L120 Overall Site Plan – DORA Exhibit
 - w. L140 Overall Tree Plan
 - x. L141 Overall Shrub & Perennial Plan
 - y. L142 Enlarged Landscape Plan – Courtyard
 - z. L500 Landscape Details
 - aa. L501 Landscape Details
 - bb. E0.00 Electrical Site Lighting Plan
 - cc. A001.0 Sublevel 1 – Overall Plan
 - dd. A101.0 Level 1 Plan – Overall
 - ee. A102.0 Level 2 Plan – Overall
 - ff. A103.0 – Level 3 Plan – Overall
 - gg. A201 Roof Plan – Overall
 - hh. A301 Building Elevations
 - ii. A302 Building Elevations
 - jj. A303 Building Elevations
 - kk. A304 Building Elevations
 - ll. PUD A1 Church Concept Models
 - mm.
 - UD A2 Church Demolition Plan
 - nn. PUD A3 Church Plan
 - oo. PUPD A4 Church Building Elevations
- (2) The site plan shall also conform to the following requirements:
- a. Parking shall be provided off-street.
 - 1. A total of 69 parking spaces shall be provided in structured parking.
 - 2. A total of 10 parking spaces shall be provided in the Lot 1 surface lot.
 - 3. A total of 31 parking spaces shall be provided in the Lot 2 parking lot.
 - b. Lot 1 shall be developed with 60 residential units.
 - c. The maximum height of both parcels shall not exceed 35 feet.
 - d. Lot 1 shall contain a minimum of 14% designed outdoor recreation area.
- (c) Permitted uses.
- (1) The following uses are permitted uses on Lot 1:
 - a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to fitness facility, mail room, assembly room or general amenity space.
 - (2) The following uses are permitted uses on Lot 2:
 - a. Religious institutions.
- (d) Accessory uses. Accessory uses are as follows:
- (1) Accessory utility structures including:
 - a. Small wind energy conversion system as defined in article X, Definitions.

- b. Solar energy systems.
 - c. Cisterns and rainwater collection systems.
- (2) Family day care serving 14 or fewer persons.
 - a. A licensed family day care facility may have one outside employee.
- (3) Gardening and other horticultural uses.
- (4) Property management or rental office provided it does not occupy more than 10% of the gross floor area.
- (5) Public transit stops/shelters.
- (6) Service and retail facilities intended for use of residents not to exceed 10% of the gross floor area of the development.
- (7) Outdoor seating, public address (PA) systems are prohibited.
- (8) Outdoor storage is prohibited.
- (9) Home occupations as regulated by this chapter.
- (e) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (3) Signage shall be in conformance with the N-3 zoning district and shall comply with the following:
 - a. Pylon signs shall be prohibited.

Sec. 36-147. PUD 18.

- (a) PUD 18 is commonly referred to as “Texa-Tonka.”
- (b) Development plan.
 - (1) The site located on property legally described as Lot 1, Block 1, Edith Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed official exhibits:
 - a. Preliminary Plat
 - b. Final Plat
 - c. C000 Cover sheet
 - d. V100 Survey
 - e. C100 General notes
 - f. C200 Tree inventory and preservation plan
 - g. C201 Demo plan
 - h. C300 Erosion and sediment control plan – phase 1
 - i. C301 Erosion and sediment control plan – phase 2
 - j. C302 Erosion and sediment control details

- k. C303 SWPPP
 - l. C400 Site plan
 - m. C600 Storm sewer plan
 - n. C700 Utility plan
 - o. C800 Construction details
 - p. C801 Construction details
 - q. C802 Construction details
 - r. C803 Construction details
 - s. L100 Landscape plan
 - t. L101 Landscape enlargement – north
 - u. L102 Landscape enlargement – south
 - v. L103 Landscape schedule
 - w. L104 Landscape details
 - x. L105 DORA plan
 - y. Photometric plan
 - z. Shadow study
 - aa. Townhome floor plans – Levels 1 & 2
 - bb. Townhome elevations
 - cc. South building floor plans – Level -1
 - dd. South building floor plans – Level 1
 - ee. South building floor plans – Level 2-3
 - ff. South building floor plans – Level 4
 - gg. Building elevations
 - hh. Renders – corner view
 - ii. Renders – driveway view
 - jj. Renders – townhome view
- (2) The site shall also conform to the following requirements:
- a. The property shall be developed with 112 residential units.
 - 1. 101 units shall be provided in a mid-rise apartment building on the south side of the site.
 - 2. 11 townhome units shall be provided on the north side of the site.
 - b. At least 134 off street-parking spaces shall be constructed and at least 4 on-street parallel parking spaces shall be provided on 29th Street West.
 - c. The maximum height shall be as follows:
 - 1. The height of the mid-rise apartment building shall not exceed 62 feet and five stories.
 - 2. The height of the townhome buildings shall not exceed 25 feet and two stories.

3. The site shall contain a minimum of 12% designed outdoor recreation area.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 18:

- a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Accessory uses. Accessory uses are as follows:

- a. Home occupations.
- b. Gardens.
- c. Parking lots.
- d. Public transit stops/shelters.
- e. Outdoor seating and public address (PA) systems are prohibited.
- f. Outdoor uses and outdoor storage are prohibited.
- g. Accessory utility structures including:
 1. Small wind energy conversion system as defined in article X, Definitions.
 2. Solar energy systems.
 3. Cisterns and rainwater collection systems

(d) Special performance standards.

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signage shall be allowed in conformance with N-4 zoning district and shall comply with the following:
 - a. Pylon signs shall be prohibited.
- (4) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-148. PUD 19.

- (a) PUD 19 is commonly referred to as "Rise on 7."

(b) Development plans.

- (1) The site located on property legally described at Lot 1, Block 1, Rise on 7, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. Survey

- b. Preliminary Plat
- c. Final Plat
- d. C1-1 Demolition Plan
- e. C2-1 Site Plan
- f. C3-1 Grading Plan
- g. C3-2 SWPPP
- h. C3-3 SWPPP Notes
- i. C4-1 Sanitary & Watermain
- j. C4-2 Storm Sewer
- k. L1-1 Landscape Plan
- l. Landscape Details
- m. Lighting Plan
- n. A000 Cover Sheet
- o. A300 Level 0 Plan
- p. A310 Level 1 Plan
- q. A320 Level 2 Plan
- r. A330 Level 3 Plan
- s. A340 Level 4 Plan
- t. A500 Exterior Elevations
- u. A501 Exterior Elevation
- v. A502 Exterior Elevations
- w. A121 Shadow Study

(2) The site shall also conform to the following requirements:

- a. The property shall be developed with 120 dwelling units and 6,600 square feet of commercial space.
- b. The property shall include 167 off-street parking spaces.
- c. The maximum height shall not exceed 55 feet and five stories.
- d. The site shall contain a minimum of 12% of the lot area as designed outdoor recreation area.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 19:

- a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential leasing and property management office, fitness facility, mail room, assembly room or general amenity space.
- b. Group daycare/nursery schools complying with the following standards:
 - 1. The on-site outdoor activity areas shall be enclosed with a fence.
 - 2. City parks may be utilized to meet up to 50% of the required outdoor activity areas with the following standards:

- i. The park must have age-appropriate play equipment.
 - ii. There is a clearly defined and maintained sidewalk or improved trail connecting the facility to the park.
 - 3. An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.
- (2) Accessory uses. Accessory uses are as follows:
 - a. Home occupations as regulated by this chapter.
 - b. Gardening and horticultural uses.
 - c. Public transit stops/shelters.
 - d. Outdoor seating and public address (PA) systems are prohibited.
 - e. Outdoor uses and outdoor storage are prohibited.
 - f. Accessory utility structures including:
 - 1. Small wind energy conversion system as defined in article X, Definitions.
 - 2. Solar energy systems.
 - 3. Cisterns and rainwater collection systems.
- (d) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (3) Signs shall be allowed in conformance with the sign regulations for the N-4 zoning district and shall comply with the following:
 - a. Pylon signs shall be prohibited.

Sec. 36-149. PUD 20.

- (a) PUD 20 is commonly referred to as “Corsa.”
- (b) Development plans.
 - (1) The site located on property legally described as Lot 1, Block 1, Beltline Industrial Park 4th Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. Preliminary Plat
 - b. Final Plat
 - c. C000 Cover sheet
 - d. Existing conditions survey
 - e. C100 General notes
 - f. C101 Tree inventory and preservation plan
 - g. C200 Existing conditions and removal plan
 - h. C300 Erosion and sediment control plan – phase 1

- i. C301 Erosion and sediment control plan – phase 2
 - j. C302 Erosion and sediment control details
 - k. C303 SWPPP
 - l. C400 Site plan
 - m. C401 Fire access plan
 - n. C500 Grading plan
 - o. C501 Stormwater management plan
 - p. C502 Stormwater details
 - q. C503 Stormwater details
 - r. C600 Utility plan
 - s. C700 Construction details
 - t. C701 Construction details
 - u. C702 Construction details
 - v. C703 Construction details
 - w. L100 Landscape plan
 - x. L101 Landscape schedule
 - y. L102 Landscape details
 - z. L103 DORA plan
 - aa. A.00 Cover sheet
 - bb. A.01 Concept Level 1
 - cc. A.02 Concept Level 2
 - dd. A.03 Concept Level 3
 - ee. A.04 Concept Level 4
 - ff. A.05 Concept Level 5
 - gg. A.06 Concept Roof Plan
 - hh. A.07 Concept Elevations
 - ii. A.08 Concept Elevations
 - jj. A.09 Concept Elevations and Diagrams
 - kk. A.10 Project Information and Details
 - ll. A.11 Project Images
 - mm.
 - un Studies
 - nn. E060 Site Photometric Plan
 - oo. E061 Site Photometric Fixture Cut Sheet
- (2) The site shall also conform to the following requirements:
- a. The property shall be developed with 250 residential units and a minimum of 7,400 square feet of ground floor commercial.
 - b. At least 352 off street-parking spaces shall be constructed. Up to a 20% reduction of required parking may be permitted for residential and non-

residential uses under the terms of a parking management plan approved by the zoning administrator.

- c. The maximum building height shall be 56 feet and five stories.
- d. The site shall contain a minimum of 12% designed outdoor recreation area based on private developable land area.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 20:

- a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Permitted with standards. The following uses are permitted with standards in PUD 20:

- a. Live-work units.
 - 1. Live-work uses as defined by article X of city code are permitted on the first floor.
- b. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: restaurants, coffee shops, office, private entertainment (indoor), retail, service, showrooms, studios and lower potency hemp edible retailers.
 - 1. All parking requirements must be met for each use.
 - 2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
 - 3. In-vehicle sales is prohibited.

(3) Accessory uses: Accessory uses are as follows:

- a. Home occupations as regulated by this chapter.
- b. Gardening and other horticultural uses.
- c. Public transit stops/shelters.
- d. Outdoor seating.
 - 1. Public address (PA) systems are prohibited.
- e. Outdoor uses and outdoor storage are prohibited.
- f. Accessory utility structures including:
 - 1. Small wind energy conversion system as defined in article X, Definitions.
 - 2. Solar energy systems.
 - 3. Cisterns and rainwater collection systems.

(d) Special performance standards.

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.

- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signage shall be allowed in conformance with the MU-3 zoning district and shall comply with the following:
 - a. Pylon signs shall be prohibited.
- (4) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-150. PUD 21.

- (a) PUD 21 is commonly referred to as “Risor.”
- (b) Development plans.
 - (1) The site located on property legally described as Lot 1, Block 1, Belt Line Industrial Park 3rd Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD approved Official Exhibits:
 - a. V001 Alta Survey
 - b. V002 Final Plat
 - c. P0.01 Preliminary Plat
 - d. C000 Cover sheet
 - e. A0.01 Concept floor plan level 1
 - f. A0.02 Concept floor plan level 2
 - g. A0.03 Concept floor plan level 3
 - h. A0.04 Concept floor plan level 4
 - i. A0.05 Concept floor plan level 5
 - j. A0.06 Concept floor plan level 6
 - k. A0.07 Concept roof plan
 - l. A0.08 Concept exterior elevations
 - m. A0.09 Concept exterior elevations
 - n. A0.10 Project images
 - o. A0.11 Shadow studies
 - p. C0.01 Site plan
 - q. C0.02 Site access plan
 - r. C0.03 Grading and erosion control plan
 - s. C0.04 Utility plan
 - t. L0.0 Tree preservation plan
 - u. L0.01 Landscape plan
 - v. L0.01 Landscape plan – color

- w. L0.02 Landscape schedule
 - x. L0.03 Dora plan
 - y. V000 Site lighting plan
- (2) The site shall also conform to the following requirements:
- a. The property shall be developed with 177 residential units and a minimum of 4,000 square feet of ground floor commercial.
 - b. At least 240 off street-parking spaces shall be constructed. Up to a 20% reduction of required parking may be permitted for residential and non-residential uses under the terms of a parking management plan approved by the zoning administrator.
 - c. The maximum building height shall be 70 feet and six stories.
 - d. The site shall contain a minimum of 12% designed outdoor recreation area based on private developable land area.
- (c) Uses.
- (1) Permitted uses. The following uses are permitted in PUD 21:
- a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
- (2) Permitted with standards. The following uses are permitted with standards in PUD 21:
- a. Live-work units.
 - 1. Live-work uses as defined by article X, Definitions of city code are permitted on the first floor.
 - 2. A Registration of Land Use (RLU) shall be approved by the city when there is a change in commercial tenant.
 - b. Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: restaurants, coffee shops, office, private entertainment (indoor), retail, service, showrooms, studios and lower potency hemp edible retailers.
 - 1. All parking requirements must be met for each use.
 - 2. Hours of operation for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
 - 3. In-vehicle sales is prohibited.
- (3) Accessory uses: Accessory uses are as follows:
- a. Home occupations as regulated by this chapter.
 - b. Gardening and horticultural uses.
 - c. Public transit stops/shelters.
 - d. Outdoor seating.
 - 1. Public address (PA) systems are prohibited.
 - e. Outdoor uses and outdoor storage are prohibited.

- f. Accessory utility structures including:
 - 1. Small wind energy conversion system as defined in article X, Definitions.
 - 2. Solar energy systems.
 - 3. Cisterns and rainwater collection systems.
- (d) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (3) Signage shall be allowed in conformance with the MU-3 Zoning Districts and shall comply with the following:
 - a. Pylon signs shall be prohibited.
 - (4) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-151. PUD 22.

- (a) PUD 22 is commonly referred to as “Beltline Station Sherman.”
- (b) Development plan.
 - (1) The property shall be divided into four zones, as indicated on the A0.01 Architectural Site Plan of the Official Exhibits. The zones shall be established by dividing the site into four lots. The northwest lot shall be called “Site 1”, the northeast lot shall be called “Site 2”, the southeast lot shall be called “Site 3”, and the southwest lot shall be called “Site 4”.
 - a. Development
 - 1. Site 1, Site 2, Site 3, and Site 4 shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
 - i. PP100 Preliminary Plat
 - ii. PP200 Comprehensive Preliminary Plat
 - iii. Final Plat
 - iv. V1.00 Alta Survey
 - v. V1.01 Alta Survey
 - vi. A0.01 Architectural Site Plan
 - vii. A0.19 Shadow Study
 - viii. C0.00 Cover Sheet
 - ix. C1.00 General Notes
 - x. C2.00 Demo Plan

- xi. C3.00 Erosion and Sediment Control Plan – Phase 1
- xii. C3.01 Erosion and Sediment Control Plan – Phase 2
- xiii. C3.02 Erosion and Sediment Control Details
- xiv. C3.03 SWPPP
- xv. C4.00 Site Plan
- xvi. C4.01 Site Access Plan
- xvii. C5.00 Grading Plan
- xviii. C5.01 Storm Sewer Plan
- xix. C6.00 Utility Plan
- xx. C6.01 Sanitary Sewer Plan
- xxi. C6.02 Water Plan
- xxii. C6.03 Dry Utility Plan
- xxiii. C7.00 Construction Details
- xxiv. C7.01 Construction Details
- xxv. C7.02 Construction Details
- xxvi. E0.00 Electrical Site Photometrics
- xxvii. V1.02 Tree Survey
- xxviii. G0.01 Cover Sheet
- xxix. L.100 Overall Site – Landscape Plan
- xxx. L.101 Overall Site – Planting Plan
- xxxi. L.106 DORA – Site Plan
- xxxii. L300 Construction Details
- xxxiii. L301 Construction Details

b. Site 1

- 1. Site 1, legally described as Lot 1, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
 - i. A1.01 Building 1 – Level 1
 - ii. A1.02 Building 1 – Level 2
 - iii. A1.03 Building 1 – Level 3
 - iv. A1.04 Building 1 – Level 4
 - v. A1.05 Building 1 – Level 5-7
 - vi. A1.06 Building 1 Elevations
 - vii. A1.07 Building 1 Elevations
 - viii. A1.08 Building 1 Data Summary
 - ix. A1.09 Building 1 - Roof
 - x. L102 Building 1 – Planting Plan
- 2. Site 1 shall also conform to the following requirements:

- i. The property shall be developed with a mixed-use building with 156 residential units and 19,000 square feet of commercial uses.
 - ii. The maximum height shall not exceed 83 feet and seven stories
 - iii. The site shall include a minimum 12% designed outdoor recreation area.
 - iv. Parking shall be provided off-street in structured parking and surface parking lots.
 - a. A total of 55 parking spaces shall be provided off street in surface parking. 6 spaces shall include Level 2 electric vehicle charging stations.
 - b. A total of 247 parking spaces shall be provided off-site on Site 4, and an irrevocable covenant or easement shall be recorded by the county on Site 4 benefiting Site 1. 13 spaces shall include Level 2 electric vehicle charging stations.
- c. Site 2
 - 1. Site 2, legally described as Lot 2, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
 - i. A2.01 Building 2 – Level P1
 - ii. A2.02 Building 2 – Level 1
 - iii. A2.03 Building 2 – Level 2
 - iv. A2.04 Building 2 – Level 3
 - v. A2.05 Building 2 – Level 4
 - vi. A2.06 Building 2 Elevations
 - vii. A2.07 Building 2 Elevations
 - viii. A2.08 Building 2 Data Summary
 - ix. A2.09 Building 2 - Roof
 - x. L103 Building 2 – Planting Plan
 - 2. Site 2 shall also conform to the following requirements:
 - i. The property shall be developed with 82 residential units.
 - ii. The maximum height shall not exceed 49 feet and four stories.
 - iii. The site shall include a minimum 12% designed outdoor recreation area.
 - iv. Parking shall be provided off-street in structured parking and surface parking lots.
 - a. A total of 56 parking spaces will be provided in structured parking.
 - b. A total of 36 parking spaces will be provided in surface parking lots.
 - c. 9 spaces shall include Level 2 electric vehicle charging stations.

- d. Site 3
 - 1. Site 3, legally described as Lot 3, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
 - i. A3.01 Building 3 – Level P1
 - ii. A3.02 Building 3 – Level 1
 - iii. A3.03 Building 3 – Level 2
 - iv. A3.04 Building 3 – Level 3-4
 - v. A3.05 Building 3 – Level 5
 - vi. A3.06 Building 3 Elevations
 - vii. A3.07 Building 3 Elevations
 - viii. A3.08 Building 3 Data Summary
 - ix. A3.09 Building 3 - Roof
 - x. L104 Building 4 – Planting Plan
 - 2. Site 3 shall also conform to the following requirements:
 - i. The property shall be developed with 146 residential units.
 - ii. The maximum height shall not exceed 60 feet and five stories.
 - iii. The site shall include a minimum 12% designed outdoor recreation area.
 - iv. Parking shall be provided off-street in structured parking and surface parking lots.
 - a. A total of 96 parking spaces will be provided in structured parking.
 - b. A total of 5 parking spaces will be provided in surface parking lots.
 - c. A total of 77 parking spaces shall be provided off-site on Site 4, and an irrevocable covenant or easement shall be recorded by the county on Site 4 benefiting Site 3.
 - d. 13 spaces shall include Level 2 electric vehicle charging stations.
- e. Site 4
 - 1. Site 4, legally described as Lot 4, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
 - i. A4.01 Parking Ramp – Level P1
 - ii. A4.02 Parking Ramp – Level 1
 - iii. A4.03 Parking Ramp – Level 2
 - iv. A4.04 Parking Ramp – Level 3
 - v. A4.05 Parking Ramp – Level 4
 - vi. A4.06 Parking Ramp – Level 5
 - vii. A4.07 Parking Ramp – Level 6

- viii. A4.08 Parking Ramp – Level 7
 - ix. A4.09 Parking Ramp Elevations
 - x. A4.010 Parking Ramp Elevations
 - xi. A0.20 Parking Ramp Diagram
 - xii. E0.01 Typical Internal Ramp Level Photometrics
 - xiii. E0.02 Parking Ramp Roof Photometrics
 - xiv. E0.03 Parking Ramp Level 1-6 Photometrics
 - xv. L105 Parking Garage – Planting Plan
2. Site 4 shall also conform to the following requirements:
- i. The property shall be developed with 1,900 square feet of commercial uses on the southwest corner of ground floor.
 - ii. The maximum height shall not exceed 77 feet and 6.5 stories for the ramp structure and shall not exceed 93 feet to the peak of the clock tower.
 - iii. The site shall include a minimum 12% designed outdoor recreation area.
 - iv. Parking shall be provided in a structured parking ramp:
 - a. A total of 247 parking spaces will be provided for Site 1
 - b. A total of 77 parking spaces will be provided for Site 3
 - c. A total of 268 parking spaces will be provided for transit station park and ride.
 - v. The property shall utilize a minimum of 67% class 1 materials on the west facade and a minimum of 50% class 1 materials on the south facade.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 22:

- a. Mid-rise apartment dwellings, including mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Permitted with standards. The following uses are permitted in PUD 22 if it complies with the standards specified for the use in this subsection:

- a. Commercial uses. Commercial uses limited to the following: bank, coffee shop, food service, grocery store, liquor store, medical/dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, studio, cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following standards:
 - 1. Commercial uses are limited to the first floor.
 - 2. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.

3. In-vehicle sales or services are prohibited.
 4. Outdoor storage is prohibited.
 5. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
 6. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales, sexually-oriented business, and other cannabis retailers. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
 7. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
 8. On-site consumption of cannabis edibles and beverages is prohibited.
- (3) Accessory uses. Accessory uses are as follows:
- a. Home occupations as regulated by this chapter.
 - b. Gardening and other horticultural uses.
 - c. Parking ramps.
 - d. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 - e. Public transit stops/shelters.
 - f. Catering, if accessory to food service, delicatessen, or retail bakery.
 - g. Food service.
 - h. Outdoor seating and service of food and beverages with the following standards:
 1. No speakers or other electronic devices which emit sound are permitted.
 2. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
 - i. Accessory utility structures including:
 1. Small wind energy conversion system as defined in article X, Definitions.
 2. Solar energy systems. A solar energy system with a supporting framework that is either place on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
 3. Cisterns and rainwater collection systems.
 - j. Outdoor storage is prohibited.
 - k. Communication towers are prohibited.
 - l. Small cell antennae are prohibited on the clock tower.

(d) Special performance standards.

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signs shall be allowed in conformance with the approved final PUD site plan and development agreement in accordance with the following conditions:
 - a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet.
 - b. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by article VIII, division 9, MU-3 requirements.
 - c. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
 - d. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
 1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
 3. No individual wall sign shall exceed 100 square feet in area.
- (4) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-152. PUD 23.

- (a) PUD 23 is commonly referred to as “Arbor Court.”
- (b) Development plan.
 - (1) The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:
 - a. C Preliminary Plat
 - b. C Final Plat
 - c. C ALTA-NSPS Land Title Survey
 - d. C Easement Vacation Exhibit
 - e. C EX-1 DORA Exhibit
 - f. C Storm Report
 - g. C1-1 Demolition Plan

- h. C2.1 Site Plan
- i. C3-1 Grading Plan
- j. C3-2 SWPPP
- k. C3-3 SWPPP Notes
- l. C4.1 Sanitary Sewer & Water Main Plan
- m. C4.2 Storm Sewer Plan
- n. C8-1 City Details
- o. C8-2 Civil Notes
- p. A1.0 Project Data
- q. A2.0 Site Plan
- r. A3.0 Floor Plans – Level -1
- s. A3.1 Floor Plans – Level 1
- t. A3.2 Floor Plans – Levels 2 & 3
- u. A3.3 Floor Plans – Level 4
- v. A3.4 Roof Plan
- w. A4.2 Elevations
- x. A6.0 Exterior Material Schedule
- y. L1-1 Landscape Plan
- z. L1-2 Landscape Details
- aa. LI Site Photometrics Plan
- bb. LII Garage Photometrics Plan

(2) The site shall also conform to the following requirements:

- a. The property shall be developed with 114 residential units.
- b. 207 off-street parking spaces shall be provided.
- c. The maximum building height shall not exceed 49 feet and four stories.
- d. The development site shall include a minimum of 12.2% designed outdoor recreation area based on private developable land area.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 23:

- a. Mid-rise apartment dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Accessory uses. Accessory uses are as follows:

- a. Home occupations as regulated by this chapter.
- b. Gardening or other horticultural uses.
- c. Public transit stops/shelters.
- d. Accessory utility structures including:
 - 1. Small wind energy conversion system as defined in article X, Definitions.

2. Solar energy systems. A solar energy system with a supporting framework that is either placed on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
 3. Cisterns and rainwater collection systems.
 - e. Outdoor uses and outdoor storage are prohibited.
 - f. Communication towers are prohibited.
- (d) Special performance standards.
- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (3) Signage shall be allowed in conformance with the N-4 zoning district and shall comply with the following:
 - a. Pylon signs shall be prohibited.
 - (4) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-153. PUD 24.

- (a) PUD 24 is commonly referred to as “Wooddale Station (OlyHi).”
- (b) Development plans.
 - (1) The site located on property legally described as Lot 1, Block 1, Wooddale Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD approved Official Exhibits:
 - a. C0.0 Title Sheet
 - b. C0.1 Site Survey
 - c. C0.10 Site Survey Drawing
 - d. C0.2 Preliminary Plat
 - e. C0.3 Final Plat
 - f. C1.0 Removals Plan
 - g. C1.1 Tree Preservation Plan
 - h. C2.0 Site Plan
 - i. C3.0 Grading Plan
 - j. C4.0 Utility Plan

- k. C5.0-C5.6 Civil Details
 - l. L1.0 Landscape Plan
 - m. L1.1 Designed Outdoor Recreation Area Plan
 - n. L1.2 Landscape Plan Notes and Details
 - o. Photometric Site Lighting Plan
 - p. Parking Structure Lighting Plan – Level P1
 - q. Parking Structure Lighting Plan – Level 1
 - r. Parking Structure Lighting Specifications
 - s. SW1.0 SWPPP Existing Conditions
 - t. SW1.1 SWPPP Proposed Conditions
 - u. SW1.2 SWPPP-Details
 - v. SW1.3 SWPPP-Narrative
 - w. A0.0 Title Page
 - x. A1.0 Introduction – Table of Contents
 - y. A1.1 Introduction – Project Information
 - z. A2.0 Site Analysis – Aerial Views
 - aa. A2.1 Site Analysis – Zoning
 - bb. A2.2 Site Analysis – Surrounding Buildings
 - cc. A2.3 Site Analysis – Existing Conditions
 - dd. A3.0 Proposed Project – Site Plan
 - ee. A3.1 Proposed Project – Circulation
 - ff. A3.2 Designed Outdoor Recreation Area Plan Diagram
 - gg. A4.0 Proposed Project – Floor Plan – Level P1
 - hh. A4.1 Proposed Project – Floor Plan – Level 1
 - ii. A4.2 Proposed Project – Floor Plan – Level 2
 - jj. A4.3 Proposed Project – Floor Plan – Level 3-5
 - kk. A4.4 Proposed Project – Floor Plan – Level 6
 - ll. A4.5 Proposed Project – Roof Plan
 - mm. 5.0-A5.5 Proposed Project – Exterior Elevations
 - nn. A6.0-A6.12 Proposed Project – Perspectives
 - oo. A7.0 Proposed Project – Shadow Study
 - pp. A8.0-A8.1 Proposed Project – Material Boards
 - qq. A9.0-A9.1 Proposed Project – Project Data
 - rr. Site Loading and Unloading Exhibit
 - ss. Site Public Access Exhibit
 - tt. Waste Removal Route
- (2) The site shall also conform to the following requirements:
- a. The property shall be developed with two buildings:

1. One mixed-use building with 69 residential units and 12,000 square feet of commercial uses.
2. One mixed-use building with 240 residential units and six live-work units.
- b. The maximum height shall not exceed 77 feet and six stories for either building.
- c. The site shall include a minimum 12% designed outdoor recreation area.
- d. 408 off-street parking spaces shall be provided, and a parking management plan shall be filed with the city.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 24:

- a. Mid-rise apartment mixed use dwellings. Uses associated with the apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Uses permitted with standards. The following uses are permitted in PUD 24 if the use complies with the standards specified for the use in this subsection:

- a. Commercial uses: Commercial uses limited to the following: bank, coffee shop, food service, grocery store, liquor store, medical/dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, studio, cannabis retailer and lower potency hemp edible retailer. These commercial uses shall meet the following standards:
 1. Commercial uses are limited to the first floor.
 2. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.
 3. In-vehicle sales or services are prohibited.
 4. Outdoor storage is prohibited.
 5. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a school. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the center or building occupied by the cannabis retailer.
 6. A lot with a cannabis retailer must be at least 1,000 feet from the property line of a site containing a pawn shop, currency exchange, payday loan agency, firearms sales or sexually oriented business. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.
 7. The lot must be at least 1,000 feet from the property line of a site containing a cannabis retailer. In the case of a shopping center or multiuse building, the distance shall be measured from the portion of the shopping center or multiuse building occupied by the cannabis retailer.

8. Cannabis retailers shall be contained within a completely enclosed building, and no outside storage, display, or sale of merchandise is permitted.
9. On-site consumption of cannabis edibles and beverages is prohibited.
- b. Live-work units:
 1. Live-work uses as defined by article X of city code are permitted on the first floor.
 2. A Registration of Land Use (RLU) shall be approved by the city when there is a proposed change in commercial tenant.
- c. Accessory uses. The following uses are permitted in PUD 24 if the use complies with the standards specified for the use in this subsection:
 1. Home occupations as regulated by this chapter.
 2. Gardening and other horticultural uses.
 3. Parking ramps.
 4. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 5. Public transit stops/shelters.
 6. Catering, if accessory to food service, delicatessen, or retail bakery.
 7. Food service.
 8. Outdoor seating and service of food and beverages with the following standards:
 - i. No speakers or other electronic devices which emit sound are permitted.
 - ii. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
 9. Accessory utility structures including:
 - i. Small wind energy conversion system as defined in article X, Definitions.
 - ii. Solar energy systems. A solar energy system with a supporting framework that is either placed on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
 - iii. Cisterns and rainwater collection systems.
 10. Outdoor storage is prohibited.
- (d) Special performance standards.
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.

- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signs shall be allowed in conformance with the MU-3 zoning districts with the following conditions:
 - a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet; pole-mounted signs shall be prohibited.
 - b. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
 - c. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
 1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
 3. No individual wall sign shall exceed 100 square feet in area.
 - d. Awnings.
 1. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 2. Backlit awnings shall be prohibited.

Sec. 36-154. PUD 25.

- (a) PUD 25 is commonly referred to as “Terasa.”
- (b) Development plans.
 - (1) The site located on property legally described as Tracts D and E, Registered Land Survey No. 1481, Hennepin County, Minnesota, shall be developed, used and maintained in conformance with the following Final PUD approved Official Exhibits:
 - a. V100 ALTA survey
 - b. V101 ALTA survey
 - c. A00 Cover sheet
 - d. A01 Project information
 - e. A02 Site plan – Architectural
 - f. A03 Site plan – Lighting
 - g. A04 Floor Plan – Level -1
 - h. A05 Floor Plan – Level 1
 - i. A06 Floor Plan – Level 2
 - j. A07 Floor Plan – Level 3-4
 - k. A08 Floor Plan – Level 5

- l. A09 Floor Plan – Level 6
- m. A10 Roof plan
- n. A11 Exterior elevations
- o. A12 Exterior elevations
- p. A13 Exterior elevations
- q. A14 Axonometrics
- r. A15 Perspectives
- s. A16 Perspectives
- t. A17 Renderings
- u. A17.1 Renderings
- v. A17.2 Renderings
- w. A18 Transparency exhibit
- x. A19 Signage exhibit
- y. A20 Shadow study
- z. A21 Shadow study
- aa. A22 Greenspace exhibit
- bb. A23 Transit shelter exhibit
- cc. A24 Overall area survey
- dd. A25 General development plan
- ee. C000 Cover sheet
- ff. C100 General notes
- gg. C200 Site demolition plan
- hh. C201 Tree inventory & preservation plan
- ii. C300 Erosion and Sediment Control Plan – Phase 1
- jj. C301 Erosion and Sediment Control Plan – Phase 2
- kk. C302 Erosion and Sediment Control Details
- ll. C303 SWPPP
- mm. C400 Site dimension plan
- nn. C401 Bus stop plan
- oo. C402 Easement plan
- pp. C403 Semi-truck turning movement
- qq. C500 Grading plan
- rr. C501 Storm sewer plan
- ss. C600 Utility plan
- tt. C700 Construction details
- uu. C701 Construction details
- vv. C702 Construction details
- ww. C703 Construction details
- xx. C704 Construction details

- yy. C705 Construction details
- zz. C706 Construction details
- aaa. C707 Construction details
- bbb. L100 Landscape plan
- ccc. L101 Landscape enlargement
- ddd. L102 Landscape enlargement
- eee. L103 Landscape enlargement
- fff. L104 Landscape enlargement
- ggg. L105 Amenity terrace enlargements
- hhh. L106 Amenity terrace enlargements
- iii. L107 Amenity terrace enlargements
- jjj. L108 Temporary green space
- kkk. L200 Landscape details
- lll. L300 DORA plan

(2) The site shall also conform to the following requirements:

- a. The property shall be developed with a mixed-use building with no more than 223 residential units and no more than 21,000 square feet of commercial uses
- b. The maximum height shall not exceed 81 feet and six stories.
- c. The site shall include a minimum 12% designed outdoor recreation area.
- d. Parking shall be provided off-street in structured parking and surface parking lots
 - 1. A total of 231 parking spaces will be provided in structured parking.
 - 2. A total of 133 parking spaces will be provided in surface parking lots
 - 3. 31 spaces shall include Level 2 electric vehicle charging stations, two of which provide parking access in compliance with the ADA.

(c) Uses.

(1) Permitted uses. The following uses are permitted in PUD 25:

- a. Mid-rise apartment mixed use dwellings. Uses associated with apartment dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Uses permitted with conditions. The following uses are permitted in PUD 25 if they comply with the conditions specified for the use in this subsection:

- a. Commercial uses: Commercial uses limited to the following: bank, coffee shop, food service, grocery store, liquor store, medical/dental office, office, private indoor entertainment, restaurants, retail, service, showroom, studio and lower potency hemp edible retailers. These commercial uses shall meet the following conditions:
 - 1. Commercial uses are limited to the first floor.
 - 2. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6:00 a.m. to 12:00 a.m.

3. Outdoor storage is prohibited.
- (3) Accessory uses. The following uses are permitted in PUD 25 if the use complies with the conditions specified for the use in this subsection:
 - a. Home occupations as regulated by this chapter.
 - b. Gardening or other horticultural uses.
 - c. Parking ramps.
 - d. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed 10% of the gross floor area of the associated permitted use.
 - e. Public transit stops/shelters.
 - f. Catering, if accessory to food service, delicatessen, or retail bakery.
 - g. Food service.
 - h. Outdoor seating and service of food and beverages with the following conditions:
 1. No speakers or other electronic devices which emit sound are permitted
 2. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
 - i. Accessory utility structures including:
 1. Small wind energy conversion system as defined in article X, Definitions.
 2. Solar energy systems.
 3. Cisterns and rainwater collection systems.
 - j. Outdoor storage is prohibited.
- (d) Special performance standards
 - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to: outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
 - (2) Each commercial tenant space on the ground floor facing Gamble Drive and the corner of Gamble Drive and Park Place Boulevard shall have a direct and primary access to and from the street building façade and the access shall remain open during business hours.
 - (3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
 - (4) Signs shall be allowed in conformance with the MU-3 zoning districts with the following conditions:
 - a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet; pole-mounted signs shall be prohibited.
 - b. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.

- c. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
 - 1. Non-residential wall signs permitted by this section that do not exceed 7% of the exterior wall area of the ground floor tenant lease space.
 - 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the 7% sign area was derived.
 - 3. No individual wall sign shall exceed 100 square feet in area.
- (5) Awnings.
 - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Sec. 36-155. PUD 26.

- (a) PUD 26 is commonly referred to as “Minnetonka Boulevard Twin Homes.”
- (b) Development plans.
 - (1) The site located on properties legally described as Lots 1-2, Block 1 and Lots 1-6, Block 2, Minnetonka Blvd Twin Homes Addition Hennepin County, Minnesota, shall be developed, used and maintained in conformance with the following Final PUD approved Official Exhibits:
 - a. G100 Cover Sheet
 - b. C000 Certificate Survey
 - c. C001 Construction Notes
 - d. C002 Construction Notes
 - e. C100 Existing Conditions & Removals
 - f. C200 Erosion & Sediment Control Plan
 - g. C201 Erosion & Sediment Control Details
 - h. C300 Site Plan
 - i. C400 Grading Plan
 - j. C500 Utility Plan
 - k. C900 Construction Details
 - l. C901 Construction Details
 - m. A000 General Development Plan
 - n. A100 Architectural Project Site Plan
 - o. A110 Project Site Area Plan
 - p. A200 House Type A - LL & ML Floor Plans
 - q. A210 House Type A - UL Floor Plans & Roof Plans
 - r. A220 House Type A - Exterior Elevations
 - s. A300 House Type B - LL & ML Floor Plans
 - t. A310 House Type B - UL Floor Plans & Roof Plans
 - u. A320 House Type B - Exterior Elevations

- v. L100 Landscape Plan
 - w. L100.1 Landscape Details
 - x. L200 Tree Inventory Plan
 - y. Preliminary Plat
 - z. Final Plat
- (2) The Site shall also conform to the following requirements:
- a. The properties shall be developed with four twin home buildings, providing eight dwelling units.
 - b. The maximum height shall not exceed 27 feet and 2.5 stories.
 - c. Parking shall be provided off-street in individual garages attached to each dwelling unit and individual driveways connecting each garage to the alley.
- (c) Uses.
- (1) Permitted uses: The following uses are permitted in PUD 26:
 - a. Two-unit attached dwellings (twin homes).
 - (2) Accessory uses. The following uses are permitted in PUD 26 if the use complies with the conditions specified for the use in this subsection:
 - a. Home occupations as regulated by this chapter.
 - b. Gardening or other horticultural uses.
 - c. Outdoor storage is prohibited.
- (d) Special performance standards.
- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, fencing and screening requirements.
 - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code.
 - (3) Signs shall be allowed in conformance with the N-2 zoning district.

Secs. 36-156 to 36-176. Reserved.