

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

ORDINANCE 289, SECOND SERIES

AN ORDINANCE MODIFYING THE ZONING CODE'S SITE PLAN REVIEW
PROCEDURE

THE CITY COUNCIL OF THE CITY OF ST. FRANCIS, ANOKA COUNTY,
MINNESOTA, ORDAINS:

Changes in the following sections are denoted with an underline for new text or a
strikethrough for ~~deleted language~~.

Section 1. Section 10-32-02 Review Required of the St. Francis Code of Ordinances is
hereby amended to read as follows:

10-32-02. - Review required.

The following cases shall require a site plan review procedure, as described in this
Section:

- A. New construction of multiple unit residential, commercial, industrial or institutional
principal buildings;
- B. Modifications, additions, or enlargements to multiple unit residential, commercial,
industrial, or institutional principal buildings which increase the gross floor area
more than 25 percent;
- C. Modifications to multiple unit residential, commercial, industrial, or institutional
buildings which alter the design or materials of any single exterior building wall
more than 25 percent;
- D. Changes in use of leasable space in single or multi-tenant buildings where a
change of tenant intensifies the use of the space or requires additional off-street
parking; or
- E. Expansion of off-street parking related to modifications, additions, or
enlargements to the gross floor area of an existing building.
- F. New construction or modifications of accessory buildings greater than 200 SF.

Section 2. Section 10-32-03 Procedure of the St. Francis Code of ordinances is hereby
amended to read as follows:


10-32-03.E Approving Authority:

- 1. Site plan review applications that are described by Subsections 10-32-02.A
and B shall be referred to the Planning and Zoning Commission and City
Council for discussion, review, and formal comment.

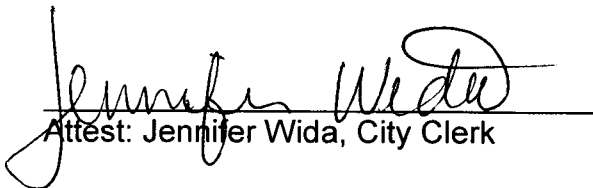
- a. The review shall follow the procedure established in Section 10-31-03 without the requirement for a public hearing.
 - b. The City Council shall take action directing staff to issue the site plan approval or deny the application.
2. The Zoning Administrator shall have the authority to administer a decision for site plan review applications described by Subsections 10-32-02.C-EE, however, the Zoning Administrator shall also have the authority to refer the site plan request to the Planning and Zoning Commission and City Council, as described in Item 1, above.

Section 3. This Ordinance shall take effect and be enforced from and after its passage and publication according to law.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS
THIS 18TH DAY OF JANUARY, 2022.



Approved by: Steven D. Feldman, Mayor


Attest: Jennifer Wida, City Clerk

