

TRAIL POINTE RIDGE PUD AMENDMENT

CITY OF EDEN PRAIRIE HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 17-2020-PUD-9-2020

AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA, AMENDING THE DESIGNATION OF CERTAIN LAND WITHIN A ZONING DISTRICT AND ADOPTING BY REFERENCE CITY CODE CHAPTER 1 AND SECTION 11.99 WHICH, AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS

THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA, ORDAINS:

Section 1. That the land which is the subject of this Ordinance (hereinafter, the “land”) is legally described in Exhibit A attached hereto and made a part hereof.

Section 2. That action was duly initiated proposing that the designation of the land be amended within the RM-2.5 Zoning District as 17-2020-PUD-9-2020 (hereinafter "PUD-9-2020”).

Section 3. The City Council hereby makes the following findings:

- A. PUD-9-2020 is not in conflict with the goals of the Comprehensive Guide Plan of the City.
- B. PUD-9-2020 is designed in such a manner to form a desirable and unified environment within its own boundaries.
- C. The exceptions to the standard requirements of Chapters 11 and 12 of the City Code that are contained in PUD-9-2020 are justified by the design of the development described therein.
- D. PUD-9-2020 is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit without dependence upon any subsequent unit.

Section 4. The proposal is hereby adopted and the designation of the land shall be, and hereby is amended in the RM-2.5 Zoning District as Planned Unit Development PUD-9-2020 and the legal descriptions of land in each district referred to in City Code Section 11.03, subdivision 1, subparagraph B, shall be and are amended accordingly.

Section 5. The land shall be subject to the terms and conditions of that certain Development Agreement dated August 9, 2019 entered into between CB Eden Prairie Housing Limited Partnership, a Minnesota limited partnership, and the City of Eden Prairie, as amended by that certain First Amendment to Development Agreement dated November 17, 2020

(collectively hereinafter "Development Agreement"). The Development Agreement contains the terms and conditions of PUD-9-2020, and are hereby made a part hereof.

Section 6. City Code Chapter 1 entitled "General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation" and Section 11.99 entitled "Violation a Misdemeanor" are hereby adopted in their entirety by reference, as though repeated verbatim herein.

Section 7. This Ordinance shall become effective from and after its passage and publication.

FIRST READ at a regular meeting of the City Council of the City of Eden Prairie on the 17th Day of November, 2020, and finally read and adopted and ordered published in summary form as attached hereto at a regular meeting of the City Council of said City on the 17th day of November, 2020.

ATTEST:



Kathleen Porta, City Clerk



Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on November 26, 2020.

EXHIBIT A

PUD Legal Description

Legal Description

Lot 1, Block 1 Smith Village, Hennepin County, Minnesota

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**CITY OF EDEN PRAIRIE
HENNEPIN COUNTY, MINNESOTA**

**SUMMARY OF
ORDINANCE NO. 17-2020-PUD-9-2020**

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DESIGNATION OF CERTAIN LAND WITHIN A ZONING DISTRICT AND
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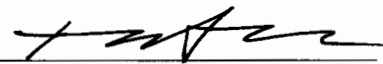
THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA, ORDAINS:

Summary: This ordinance allows amendment of the zoning designation of land located at 16397 Glory Lane within the RM-2.5 Zoning District. Exhibit A, included with this Ordinance, gives the full legal description of this property.

Effective Date: This Ordinance shall take effect upon publication.

ATTEST:


Kathleen Porta, City Clerk


Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on November 26, 2020.

(A full copy of the text of this Ordinance is available from City Clerk.)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Diane Erickson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SS Mtka_Excelsior_Eden Prairie

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of: HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 11/26/2020 and the last insertion being on 11/26/2020.

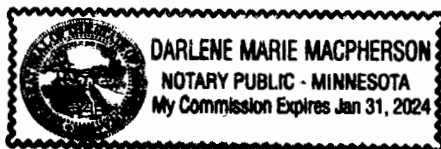
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Diane Erickson
Designated Agent

Subscribed and sworn to or affirmed before me on 11/26/2020 by Diane Erickson.

Darlene M MacPherson
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$68.50 per column inch

Ad ID 1093787

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HENNEPIN COUNTY,
MINNESOTA
TRAIL POINTE RIDGE
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