

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

ORDINANCE NO. 6-2022-PUD-3-2022

AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA, REMOVING CERTAIN LAND FROM ONE ZONING DISTRICT AND PLACING IT IN ANOTHER, AMENDING THE LEGAL DESCRIPTIONS OF LAND IN EACH DISTRICT, 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 land be removed from the R1-22 and I-2 Zoning Districts and be placed in the RM-2.5 Zoning District.

Section 3. That action was duly initiated proposing that the designation of the land be amended within the RM-2.5 Zoning District as 6-2022-PUD-3-2022 (hereinafter "PUD-3-2022").

Section 4. The City Council hereby makes the following findings:

- A. PUD-3-2022 is not in conflict with the goals of the Comprehensive Guide Plan of the City.
- B. PUD-3-2022 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-3-2022 are justified by the design of the development described therein.
- D. PUD-3-2022 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 5. The proposal is hereby adopted and the land shall be, and hereby is removed from the R1-22 and I-2 Zoning Districts and placed in the RM-2.5 Zoning District, respectively, as noted in Exhibit A and shall be included hereafter in the Planned Unit

Development PUD-3-2022 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 6. The land shall be subject to the terms and conditions of that certain Development Agreement dated as of March 1, 2022 entered into between Ellie Multifamily Property, LLC, and the City of Eden Prairie, (hereinafter "Development Agreement"). The Development Agreement contains the terms and conditions of PUD-3-2022, and are hereby made a part hereof.

Section 7. 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 8. 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 December 7, 2021, 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 1st day of March, 2022.

ATTEST:



Nicole Tingley, City Clerk



Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on March 10, 2022.

EXHIBIT A

Legal Description Before Final Plat

Lots 1 and 2, Block 1, Lincolnwood Addition (Abstract)

and

Lots 1, 2, 3, and 4, Block 2, Lincolnwood Addition (Abstract)

and

That part of the South Quarter of the Northeast Quarter of the Northeast Quarter of Section 17, Township 116, Range 22, described as follows:

Beginning at a point on the North line of the said South Quarter (S $\frac{1}{4}$) of the Northeast Quarter of the Northeast Quarter distant 414.9 feet East of the Northwest corner thereof; thence South 210.0 feet; thence East 200.6 feet; thence North 210.0 feet to said North line; thence West 200.6 feet to the point of beginning (Abstract)

and

The East 200.6 feet of the following described tract: That part of the South one-fourth of the Northeast Quarter of the Northeast Quarter of Section 17, Township 116, Range 22 described as beginning at a point on the West line of said South one-fourth of the Northeast Quarter of the Northeast Quarter 210 feet South from the Northwest corner thereof; thence South along the West line thereof 12.24 feet, more or less to a point 108.62 feet North from the Southwest corner thereof; thence East parallel to the South line thereof a distance 615.5 feet; thence North parallel to the West line thereof 11.88 feet, more or less to a point 210 feet South from the North line thereof as measured parallel to said West line; thence West parallel to the North line thereof to the point of beginning. (Torrens)

Legal Description After Final Plat

Lot 1, Block 1, and Outlot A, Ellie Addition, according to the recorded plat thereof, Hennepin County, Minnesota

THE ELLIE

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

**SUMMARY OF
ORDINANCE NO. 6-2022-PUD-3-2022**

**AN ORDINANCE OF THE CITY OF EDEN PRAIRIE, MINNESOTA,
REMOVING CERTAIN LAND FROM ONE ZONING DISTRICT AND
PLACING IT IN ANOTHER, AMENDING THE LEGAL DESCRIPTIONS OF
LAND IN EACH DISTRICT, AMENDING THE DESIGNATION OF CERTAIN
LAND WITH 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:**

Summary: This ordinance allows rezoning of land located on Lincoln Lane from the R1-22 and I-2 Zoning Districts to the RM-2.5 Zoning District and amends the designation of that land into a Planned Unit Development 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:


Nicole Tingley, City Clerk


Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on March 10, 2022.

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

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Karen Nelson 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 03/10/2022 and the last insertion being on 03/10/2022.

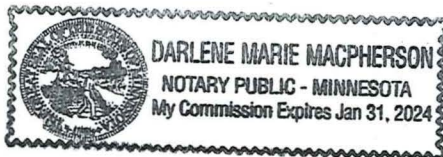
MORTGAGE FORECLOSURE NOTICES

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: Karen Nelson
Designated Agent

Subscribed and sworn to or affirmed before me on 03/10/2022 by Karen Nelson.

Darlene Marie MacPherson
Notary Public



Rate Information:

- (1) Lowest classified rate paid by commercial users for comparable space:
\$68.50 per column inch

Ad ID 1210414

CITY OF EDEN PRAIRIE
HENNEPIN COUNTY,
MINNESOTA
THE ELLIE SUMMARY
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6-2022-PUD-3-2022
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PRAIRIE, MINNESOTA,
REMOVING CERTAIN
LAND FROM ONE ZONING
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SOTA, ORDAINS:

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Ronald A. Case, Mayor
ATTEST: Nicole Tingley, City Clerk

Published in the
Sun Sailor
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