

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

ORDINANCE NO. 07-2024-PUD-06-2024

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 11 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 Rural Zoning District and be placed in the R1-9.5 Zoning District.

Section 3. That action was duly initiated proposing that the designation of the land be amended within the R1-9.5 Zoning District as 07-2024-PUD-06-2024 (hereinafter "PUD-06-2024").

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

- A. PUD-06-2024 is not in conflict with the goals of the Comprehensive Guide Plan of the City.
- B. PUD-06-2024 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-06-2024 are justified by the design of the development described therein.
- D. PUD-06-2024 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 Rural Zoning District and placed in the R1-9.5 Zoning District, as noted in Exhibit A and shall be included hereafter in the Planned Unit Development PUD-06-2024 and the legal descriptions of land in each district referred to in City Code Section 11.03 shall be and are amended accordingly.

Section 6. The land shall be subject to the terms and conditions of that certain Development Agreement dated June 18, 2024 entered into between Enclave at Manor Road,

LLC, and the City of Eden Prairie, (hereinafter “Development Agreement”). The Development Agreement contains the terms and conditions of PUD-06-2024, and are hereby made a part hereof.

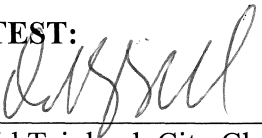
Section 7. City Code Chapter 1 entitled “General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation” and Section 11.99 entitled “Violation a Misdemeanor” are hereby adopted in their entirety by reference, as though repeated verbatim herein.

Section 8. The City Council determines that publication of the title and a summary of this ordinance clearly informs the public of the intent and effect of the ordinance, and directs that only the title of the ordinance and a summary attached as Exhibit B hereto be published, with notice that a printed copy of the ordinance is available for inspection by any person during regular business hours at the office of the city clerk.


Section 9. 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 May 7, 2024, 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 18th day of June, 2024.

ATTEST:



David Teigland, City Clerk



Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on June 27, 2024.

EXHIBIT A

Legal Description Prior to Final Plat

The South 420.0 feet of the West ½ of the Southwest Quarter of the Northeast Quarter of Section 5, Township 116, Range 22 except the West 30.0 feet thereof, Hennepin County, Minnesota

Legal Description After the Final Plat

Lots 1-17 and Outlot A, Enclave at Manor Road, Hennepin County, Minnesota

EXHIBIT B

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

**SUMMARY OF
ORDINANCE NO. 07-2024-PUD-06-2024**

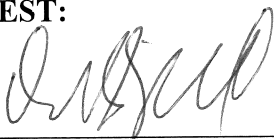
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THE CITY COUNCIL OF THE CITY OF EDEN PRAIRIE, MINNESOTA, ORDAINS:

Summary: This ordinance allows rezoning of land located at 6591 168th Ave W from the Rural Zoning District to the R1-9.5 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:



David Teigland, City Clerk



Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on June 27, 2024.

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

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ATTEST:



David Teigland, City Clerk



Ronald A. Case, Mayor

PUBLISHED in the *Sun Sailor* on June 27, 2024.

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

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Rhonda Herberg 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 06/27/2024 and the last insertion being on 06/27/2024.

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:  Designated Agent

Subscribed and sworn to or affirmed before me on 06/27/2024 by Rhonda Herberg.

CITY OF EDEN PRAIRIE
HENNEPIN COUNTY,
MINNESOTA

ENCLAVE AT MANOR ROAD
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A full copy of the text of this Or-
dinance is available from the City
Clerk.

Ronald A. Case, Mayor
ATTEST: David Teigland, City Clerk

Published in the
Sun Sailor
June 27, 2024
1404544


Notary Public



Rate Information:

- (1) Lowest classified rate paid by commercial users
for comparable space:
\$999.99 per column inch

Ad ID 1404544