



4646 Dakota Street SE
Prior Lake, MN 55372

**CITY OF PRIOR LAKE
ORDINANCE NO. 125-01**

**AN ORDINANCE AMENDING SECTION 10.162 OF PRIOR LAKE CITY CODE
AND THE OFFICIAL ZONING MAP FOR THE CITY OF PRIOR LAKE**

Section 1. Prior Lake Development, LLC submitted an application for a Planned Unit Development (PUD) Overlay District to be known as Residences at Crest Woods. The Prior Lake Planning Commission considered the proposed Planned Unit Development Plan at a public hearing on December 9, 2024. Notice of the public hearing on said PUD was duly published in accordance with the applicable Prior Lake Ordinances. The Planning Commission proceeded to hear all persons interested in this issue and persons interested were afforded the opportunity to present their views and objections related to the PUD. The Planning Commission recommended City Council approval of the proposed PUD plan on a vote of 5-0.

Section 2. The Prior Lake City Council considered the proposed PUD plan for The Residences of Crest Woods on January 14, 2025 and found the PUD is compatible with the stated purposes and intent of Section 10.500 Planned Unit Developments of the Zoning Ordinance.

The City Council of the City of Prior Lake, Minnesota, ordains:

1. The above recitals are herein fully incorporated herein as set forth above.
2. The Prior Lake Zoning Map, referred to in Prior Lake City Code Section 10.162, is hereby amended to designate the following legally described property as The Residences at Crest Woods Planned Unit Development (PUD) Overlay District.

LEGAL DESCRIPTION:

That part of the South 537.76 feet of the North 2030 feet of the West Half of the Southeast Quarter of Section 24, Township 115, Range 22, Scott County, Minnesota, lying West of the East 500 feet of said West Half of the Southeast Quarter, according to the United States Government Survey thereof.

AND

That part of the South 500.00 feet of the North 1500.00 feet of the West Half of the Southeast Quarter of Section 24, Township 115, Range 22, Scott County, Minnesota, lying North and East of the following described line:

Beginning at the Southwest corner of the North 1492.24 feet of said West Half of the Southeast Quarter, thence Easterly along the South line of said North 1492.24 feet to the West line of the East 500.00 feet of said West Half of the Southeast Quarter; thence Southerly along said West line of the East 500.00 feet, 7.76 feet to the South line of said North 1500.00 feet; thence East along said South line of the North 1500.00 feet to the East line of said West Half of the Southeast Quarter and there terminating.

Together with the South 220.00 feet of the East 792.00 feet of the North 1000.00 feet of the West Half of the Southeast Quarter of Section 24, Township 115, Range 22, Scott County, Minnesota.
PID:259240023
PID:259240025

3. The Residences at Crest Woods Planned Unit Development includes the following elements:
 - a. The PUD is a single-family development consisting of 68 lots for single family homes.
 - b. The elements of the plan will be as shown on the plans dated November 18, 2024, except for modifications approved as part of the final PUD plan.

4. The Prior Lake City Council hereby adopts the following findings:

- a. *Provides a flexible approach to development which is in harmony with the purpose and intent of the City's Comprehensive Plan and Zoning Ordinance.*

The proposed PUD is consistent with the Comprehensive Land Use Plan designations on the entire site. The PUD approach allows the location of the housing units in ways that preserve and enhance natural features of the site.

- b. *More creative, efficient and effective use of land, open space and public facilities through mixing of land uses.*

The proposed PUD plan clusters the residential areas so as to minimize wetland impacts.

- c. *Create a sense of place and provide more interaction among people;*

The plan incorporates multiple sidewalk connections to the existing City and Scott County trail and sidewalk network.

- d. *Increase transportation options, such as walking, biking or bussing;*

The plan proposes a collector road through the area, pedestrian trails and sidewalks, as well as access through the property.

- e. *Provide opportunities for life cycle housing to all ages.*

This PUD does not provide a specific life cycle housing opportunity.

- f. *Provide more efficient and effective use of streets, utilities, and public facilities that support high quality land use development at a lesser cost.*

The dedication of right of way for future roadway expansion along Crest Avenue and 138th Street corridors will lessen some of the cost of these roadway improvements.

- g. *Enhanced incorporation of recreational, public and open space components in the development which may be made more useable and be more suitably located than would otherwise be provided under conventional development procedures. The PUD district also encourages the developer to convey property to the public, over and above required dedications, by allowing a portion of the density to be transferred to other parts of the site.*

The PUD preserves a greater amount of open space and wetland areas.

- h. *Preserves and enhances desirable site characteristics and open space, and protection of sensitive environmental features including, but not limited to, steep slopes, wetlands, and trees. Where applicable, the PUD should also encourage historic preservation, re-use and redevelopment of existing buildings.*

The plan includes the outlots around the wetland areas to protect these sensitive natural features.

- i. *High quality of design compatible with surrounding land uses, including both existing and planned.*

The proposed design is compatible with the surrounding low density residential land uses.

- 5. Final plans for The Residences at Crest Woods Planned Unit Development are subject to the following conditions:
 - a. The developer shall revise the plans according to the 12.5.204 City Community Development, Engineering & Public Works Dept. Memorandum
 - b. The developer shall obtain a grading permit from the City Engineering Department prior to any grading or tree removal on the site.
 - c. The Developer shall obtain the required permits from other state or local agencies prior to applicable on the site

Section 3. Summary approved. The City Council hereby determines that the text of the summary marked "Official Summary of Ordinance No. 125-01" a copy of which is attached hereto clearly informs the public of the intent and effect of the ordinance. The City Council further determines that publication of the title and such summary will clearly inform the public of the intent and effect of the ordinance.

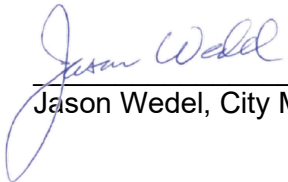
Section 4. Filing. A copy of the ordinance shall be filed in the office of the City Clerk. This copy shall be available for inspection by any person during regular office hours.

Section 5. Publication. The City Clerk shall publish the title of this ordinance and the official summary in the official newspaper of the City with notice that a printed copy of the ordinance is available for inspection by any person during regular office hours at the Office of the City Clerk.


Section 6. Effective date. This ordinance shall take effect on the date of publication following its passage and the publication of its title and the official summary.

Passed by the City Council of the City of Prior Lake this 14th day of January 2025.

ATTEST:



Jason Wedel, City Manager



Kirt Briggs, Mayor

Official Summary of Ordinance No. 125-01

The following is the official summary of Ordinance No. 125-01 passed by the City Council of Prior Lake on January 14, 2025:

The Prior Lake Zoning Map, referred to in Prior Lake City Code Section 10.162, is hereby amended to designate The Residences at Crest Woods Planned Unit Development (PUD) Overlay District to allow for a 68-lot low density single-family residential development at 13755 and 13855 Crest Avenue NE, Prior Lake, MN 55372.

A printed copy of the ordinance is available for inspection by any person during regular office hours at Prior Lake City Hall, 4646 Dakota Street SE, Prior Lake, MN 55372.