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**CITY OF PRIOR LAKE  
ORDINANCE NO. 125-  
02**

**AN ORDINANCE AMENDING SECTION 10-162 OF PRIOR LAKE CITY CODE AND THE  
OFFICIAL ZONING MAP FOR THE CITY OF PRIOR LAKE**

MOTION BY: Braid\_\_\_\_\_ SECOND BY: Lake\_\_\_\_\_

- WHEREAS:** Distinctive Development LLC, on behalf of property owner Roberta Grube, has applied for rezoning from Low Density Residential (R-1) Zoning District to Low Density Residential (R-1) Zoning District with a Planned Unit Development (PUD) overlay for a development to be known as Aspen Ridge; and
- WHEREAS:** The Prior Lake Planning Commission considered the proposed Planned Unit Development Plan at a public hearing on February 24, 2025; and
- WHEREAS:** Notice of the public hearing on said PUD has been duly published in accordance with the applicable Prior Lake Ordinances; and
- WHEREAS:** 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; and
- WHEREAS:** The Prior Lake City Council considered the proposed PUD for Aspen Ridge on March 11, 2025; and
- WHEREAS:** The City Council finds the PUD is compatible with the stated purposes and intent of the Chapter 10, Article 4, Division 4: Planned Unit Developments of the Zoning Ordinance.

**The City Council of the City of Prior Lake does hereby ordain:**

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 1120.200, is hereby amended to designate the following legally described property as Aspen Ridge Planned Unit Development (PUD) rezoning the property to R-1, Low Density Residential with a Planned Unit Development (PUD) Overlay District.

**LEGAL DESCRIPTION:**

The Southwest Quarter of the Southwest Quarter of Section 10, Township 114, Range 22, Scott County, Minnesota (PID 119100120).

3. The Aspen Ridge Planned Unit Development includes the following elements:
    - a. The PUD is a single-family development consisting of 46 lots for single family homes.
    - b. The elements of the plan will be as shown on the plans dated February 20, 2025, except for modifications approved as part of the final PUD plan.
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4. The 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 a sidewalk connection to the existing City sidewalk network.

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

The plan proposes local streets through the area and a pedestrian sidewalk.

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

This PUD provides 46 detached single-family residential homes.

- 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 plan connects Winfield Way SW to Fairlawn Avenue with pedestrian access via an extension sidewalk along the south side of Winfield Way SW.

- 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 dedication of easements and public 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 Aspen Ridge Planned Unit Development are subject to the following conditions:

- a. The developer shall revise the plans according to the February 7, 2024 City Engineering & Public Works and Community Development Department 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.

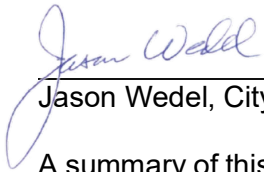
6. Summary Approved. The City Council hereby determines that the text of the summary marked "Official Summary of Ordinance No. 125-02", a copy of which is attached hereto, clearly informs the public of the intent and effect of this ordinance. The City Council further determines

that publication of the title and such summary will clearly inform the public of the intent and effect of the ordinance.

7. 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 copy of the ordinance is available for inspection by any person during regular office hours at Prior Lake City Hall.
8. This ordinance shall become effective from and after its passage and publication.

Passed by the City Council of the City of Prior Lake this 11<sup>th</sup> day of March 2025.

**ATTEST:**



Jason Wedel, City Manager



Kirt Briggs, Mayor

A summary of this Ordinance to be published in the Minnesota Star Tribune.

## **Exhibit A**

### **OFFICIAL SUMMARY ORDINANCE NO. 125-02**

#### **AN ORDINANCE AMENDING SECTION 10-162 OF PRIOR LAKE CITY CODE AND THE OFFICIAL ZONING MAP FOR THE CITY OF PRIOR LAKE**

The following is only a summary of Ordinance No. 125-02 passed by the City Council of Prior Lake on March 11, 2025. The full text is available for public inspection by any person during regular office hours at City Hall or in the Document Center on the City of Prior Lake Website.

SUMMARY: The Ordinance amends the Official Zoning Map for the City of Prior Lake by amending the Zoning Use District to R-1 (Low Density Residential) with a PUD overlay for a parcel of land legally described as the Southwest Quarter of the Southwest Quarter of Section 10, Township 114, Range 22, Scott County, Minnesota (PID 119100120).

