

Introduced by Harry N. Manole

Seconded by Frank J. Lindgren

**ORDINANCE NO. 10, 3<sup>rd</sup> SERIES**

**AN ORDINANCE OF THE CITY OF CROOKSTON, MINNESOTA, AMENDING CITY CODE CHAPTER 152, ENTITLED "ZONING" BY REPEALING AND AMENDING CERTAIN PROVISIONS RELATING TO PLANNED UNIT DEVELOPMENTS.**

**THE CITY OF CROOKSTON ORDAINS**, as follows:

**Section 1.** City Code, Section 152.132, entitled "*General Requirements*", is repealed and replaced with the following:

**SEC. 152.132 GENERAL REQUIREMENTS.**

A conditional use permit shall be required of all planned unit developments. The city may approve the planned unit development only if it finds that the development satisfies all the following standards in addition to meeting the requirements of SEC. 152.199, except for the time limit:

(A) The planned unit development is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas.

(B) The planned unit development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.

(C) Financing is available to the applicant on conditions and in an amount which is sufficient to assure completion of the planned unit development.

(D) The tract under consideration is under single control.

**Section 2.** City Code, Section 152.133, entitled "*Density and Density Transfer*", is repealed.

**Section 3.** City Code, Section 152.134, entitled "*Coordination with Subdivision Regulations*", is repealed and replaced with the following:

(A) It is the intent of this chapter that subdivision review under the subdivision regulations be carried out simultaneously with the review of a planned unit development under this subchapter. In the event that a new subdivision is not associated with or included in the planned unit development, then the application review process may proceed without compliance with the subdivision review provisions (and related items) contained in this subchapter.

(B) The plans required under this subchapter must be submitted in a form which will satisfy the requirements of the subdivision regulations for the preliminary and final plans required under those regulations.

**Section 4.** Subsection (B) of City Code, Section 152.136, entitled "Preliminary Development Plan", is repealed and replaced with the following:

(B) In addition to the criteria and standards set forth in SEC. 152.199, for the granting of conditional use permits, the following additional findings shall be made before the approval of the outline development plan:

(1) The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property, and will not be detrimental to potential surrounding uses.

(2) Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.

(3) The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the district.

(4) The proposed total development is designed in a manner as to form a desirable and unified environment within its own boundaries.

**Section 5.** This Ordinance shall take effect upon its passage and publication according to the provisions of the Home Rule Charter for the City of Crookston, Minnesota.

Upon a call of ayes and nays as to the passage of this Ordinance, the vote stood as follows:

Voting in the negative: \_\_\_\_\_

Voting in the affirmative: Buness, Mjoen, Mykleseth, Manole,  
Vedbraaten, Martin and Lindgren

Upon this vote, the Ordinance was declared Passed by the Mayor.

Passed this 27<sup>th</sup> day of May, 2008.

Approved the 29<sup>th</sup> day of May, 2008.

  
\_\_\_\_\_  
Mayor

ATTEST: Betty Arvidson  
City Clerk-Treasurer

Published: May 30, 2008.