

CITY OF MEDINA

ORDINANCE NO. ###

**AN ORDINANCE AMENDING THE ROLLING GREEN BUSINESS CENTER
PLANNED UNIT DEVELOPMENT DISTRICT**

THE CITY COUNCIL OF MEDINA, MINNESOTA ORDAINS AS FOLLOWS:

Section 1. Recitals.

- A. On July 7, 2003, the city council of the City of Medina adopted Ordinance No. 358, approving the General Plan of Development and rezoning the property legally described in Exhibit A, attached hereto (the “Property”), to Planned Unit Development.
- B. The Rolling Green Business Center Planned Unit Development approved in Ordinance No. 358 is referred to herein as “the PUD” and allowed only office park uses.
- C. The City of Medina received a request from the association of owners of the Property to amend the PUD to allow retail and service uses.

Section 2. Allowed Uses. The allowed uses within the Rolling Green Business Center PUD District shall be as follows:

- A. Office Uses
- B. Retail, except the following are not permitted uses: pet stores, pawn shops, and adult establishments
- C. Service uses, except the following are not permitted uses: hospitals, veterinarian clinics, adult establishments, services related to automobiles, and services delivered off-site (including but not limited to building/lawn contractors, electrical and skills trades, and pest control)
- D. Medical offices/clinics, dentists, chiropractors, optometrists, and similar uses
- E. Banks and financial institutions
- F. Showrooms
- G. Physical fitness clubs, dance studios, and similar uses

Section 3. Proof of Parking. Lot 14, Block 1 of the Property shall be reserved as proof of parking and no building permit shall be issued until at least six months after certificates of occupancy have been issued for all other buildings on the Property and the City has determined that use of the lot for parking is not necessary.

Section 4. Except for as explicitly modified in Sections 4 and 5 above, all other aspects of the Rolling Green Business Center PUD remain unchanged and in full force and effect, including the provisions contained in Ordinance No. 358 and that certain P.U.D. Development Agreement, dated October 15, 2003.

Section 5. A copy of this Ordinance and the updated map shall be kept on file at the Medina City Hall.

Section 6. This Ordinance shall be effective upon its passage and publication.

Adopted by the Medina City Council this _____ day of _____, 2021.

CITY OF MEDINA

By: _____
Kathleen Martin, Mayor

Attest:

By: _____
Jodi M. Gallup, City Clerk

Published in the Crow River News on this day the _____ of _____, 2021.

EXHIBIT A
Legal Description of the Property