

**CITY OF MEDINA**

**ORDINANCE NO. ###**

**AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT DISTRICT  
FOR “MEANDER PARK AND BOARDWALK”  
AND AMENDING THE OFFICIAL ZONING MAP**

THE CITY COUNCIL OF MEDINA, MINNESOTA ORDAINS AS FOLLOWS:

**Section 1.** The City of Medina received a request to change the zoning classification of the property legally described in Exhibit A (the “Property”) to Planned Unit Development. Based on the written and oral record before the Planning Commission and City Council during review of the request as well as all additional testimony submitted to the City, the City Council has found that the proposed rezoning of the Property to Planned Unit Development is consistent with the Comprehensive Plan and serves the purpose of the Planned Unit Development district.

**Section 2.** The Property is hereby rezoned to PUD, Planned Unit Development. The location of the zoning amendment is depicted on the map in Exhibit B, attached hereto.

**Section 3.** The Meander Park and Boardwalk Planned Unit Development General Plan is hereby approved.

- A. All entitlements, including but not limited to, allowed uses, density, dimensional standards, setbacks and development standards established within this PUD District are hereby set forth by the Meander Park and Boardwalk General Plan dated \_\_\_\_\_, which are incorporated herein by reference, except as may be modified by this ordinance or Resolution 2023-##.
- B. Any standards not specifically addressed by this Ordinance shall be subject to the requirements set forth by the City of Medina Zoning Ordinance, including the Two-Family Residential (“R2”) and Commercial-Highway (“CH”) zoning districts and other relevant standards.
- C. The lots within the Property south of Meander Road shall be classified as “Commercial Lots” and the lots within the Property north of Meander Road shall be classified as “Twinhome Lots” as described in Exhibit B. The Commercial Lots and Twinhome Lots shall be subject to the relevant standards described herein.

**Section 4. Allowed Uses.** The allowed uses within the PUD District shall be as follows:

**A. Commercial Lots.**

- i. Permitted Uses. Permitted uses shall be those described in the General Plan of Development. Other permitted uses described in the CH zoning district shall be allowed upon the Commercial Lots, subject to administrative review by

City staff for compliance with relevant standards, including but not limited to parking requirements.

- ii. Conditional Uses. The following shall be permitted within the Commercial Lots, subject to separate conditional use permit approval, the specific requirements established in Section 838.5.08, and other applicant provisions of the city code:
    - a. Indoor Recreational Uses, including but not limited to bowling alleys, dance halls, movie theaters, and live entertainment. Notwithstanding the foregoing, the Event Venue and Conservatory as described within the General Plan of Development shall be considered permitted uses and shall not require separate conditional use permit approval
    - b. Retail and service uses which include the keeping of animals on-site.
  - iii. Accessory Uses. Allowed accessory uses shall be those described in the CH district, except Outdoor Storage shall not be permitted.
- B. **Twinhome Lots**. The permitted, conditional, and accessory uses shall be those described in the R2 zoning district, except that Accessory Dwelling Units shall not be permitted. Dwellings shall not be rented for terms less than 30 days.

**Section 5. Lot Standards.**

- A. The layout of the Commercial Lots and the structures and improvements thereon shall be substantially consistent with the General Plan of Development dated \_\_\_\_\_. Deviations may be approved by City staff provided the square footage of the structures does not exceed that shown on the General Plan of Development and the setbacks of the structures and parking lot do not decrease from that shown.
- B. The Twinhome Lots shall be subject to the requirements of the R2 zoning district except as explicitly described below.
  - i. Minimum lot size: 4,500 square feet
  - ii. Minimum front yard setback: 5 feet from front lot line
  - iii. Minimum side yard setback: 6 feet, except the side yard setback shall be reduced to zero for the common wall between two dwelling units.
  - iv. Maximum impervious surface coverage: 62%

**Section 6. Design and Development Standards.** All standards not specified by this ordinance are to be the same as found in the Medina Zoning Ordinance for the relevant underlying zoning district. The following deviations from the underlying performance standards are hereby in place for the Meander Park and Boardwalk Planned Unit Development:

- A. Building Materials and Design shall be consistent with the standards approved by the City Council at the time of final plat review, which shall be subject to review for consistency with the enhancements required in Resolution 2023-##.
- B. Landscaping and tree replacement shall be consistent with the landscaping plan approved by the City Council at the time of final plat review, which shall be

subject to review for consistency with the enhancements required in Resolution 2023-##.

- C. The location of Upland Buffers shall be as depicted on the General Plan of Development. Fencing shall be provided along the edge of the Upland Buffer adjacent to the Twinhomes. Vegetation and signage shall meet relevant ordinance standards.
- D. The owner(s) of the Property shall implement active parking management practices consistent with a plan approved by the City Council at the time of final plat review. Off-site parking and shuttling shall be implemented as necessary for larger events within the Event Venue and Conservatory. If the City determines, in its sole discretion, that the active parking management is inadequate, the owner(s) shall implement additional practices to the satisfaction of City staff or limit attendance at events as necessary based on parking supply.

**Section 7.** The City of Medina Zoning Administrator is hereby directed to place this ordinance into effect and to make the appropriate changes to the official zoning map of the City of Medina to reflect the change in zoning classifications as set forth above only upon adoption of the Comprehensive Plan Amendment related to the Property and recording of the *Meander Park and Boardwalk* plat.

**Section 8.** A copy of this Ordinance and the updated map shall be kept on file at the Medina City Hall.

**Section 9.** This Ordinance shall be effective upon its passage, publication, and recording of the *Meander Park and Boardwalk* plat.

Adopted by the Medina City Council this \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF MEDINA

By: \_\_\_\_\_  
Kathleen Martin, Mayor

Attest:

By: \_\_\_\_\_  
Caitlyn Walker, City Clerk

*Published in the Crow River News on this day the \_\_\_\_ of \_\_\_\_\_, 2023.*

**EXHIBIT A**  
**Legal Description of the Property**

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**EXHIBIT B**  
**Map Depicting “Commercial” and “Twinhome” Lots**

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