

**CITY OF CAMBRIDGE
ORDINANCE NO. 678
AN ORDINANCE AMENDING
THE PLANNED UNIT
DEVELOPMENT OF
PARKWOOD ON THE LAKES
(PARKWOOD
TOWNHOMES PHASE 2)**

WHEREAS, the tracts of land, hereinafter called the "tracts", lying and being in the City of Cambridge, County of Isanti and State of Minnesota, described as follows, to wit:

Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and Outlot A of Parkwood on the Lakes 4th Addition, Isanti County, Minnesota are currently zoned by the City of Cambridge, hereinafter called the "City", as being in the R-3 Multiple Family Residence District; and

WHEREAS, said tracts are identified in the original Planned Unit Development of Parkwood on the Lakes as 58 total units on eight (8) parcels; and

WHEREAS, the applicant, Chen-lee Liu has requested an amendment to the Planned Unit Development; and

WHEREAS, the applicant, has requested to add six (6) units for a total of 64 units and plat each parcel separately for a total of 64 lots plus an outlot; and

WHEREAS, the Planning Department has made a report pertaining to such Planned Unit Development amendment, a copy of which review has been presented to the City Council of the City; and

WHEREAS, the Planning Commission of the City, on the 4th day of September, 2018, following proper notice, held and conducted a public hearing regarding the requested amendment, following which hearing such Planning Commission adopted a recommendation that such amendment be approved as long as the following conditions are met; and

1. Site Plan Review must be completed and approved by the city prior to building permit issuance.

2. All state, local, and federal permits and applications must be completed and submitted by the applicant and all approvals from each agency must be met.

3. Enter into a Development Agreement with the City for the construction of the public sanitary sewer and water main improvements through the site.

4. Enter into a Stormwater Maintenance Agreement with the City to cover the long term maintenance of the on-site stormwater treatment basins.

5. Final plat must be approved within one year of approval of the preliminary plat approval.

WHEREAS, such recommendation has been presented to the City Council and the City Council of Cambridge hereby finds that the amendment is practical and conforms to the City's Comprehensive Plan and City Code.

NOW, THEREFORE, the City Council of the City of Cambridge, Minnesota, hereby approves the Planned Unit Development amendment as described as long as the conditions listed above are met.

This ordinance shall become effective the day following publication of notice of its adoption.

Adopted this 17th day of September, 2018

Marlys A. Palmer,

Mayor

ATTEST:

Lynda J. Woulfe,

City Administrator

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