

**CITY OF OTSEGO  
WRIGHT COUNTY  
MINNESOTA**

**ORDINANCE NO. : 2018-08  
AN ORDINANCE AMENDING  
THE PUD, PLANNED UNIT  
DEVELOPMENT DISTRICT  
FOR RIVERBEND NORTH.**

THE CITY COUNCIL OF THE CITY OF OTSEGO HEREBY ORDAINS:

Section 1. Legal Description. The legal description of the property included in the PUD District is attached as Exhibit A.

Section 2. Zoning. Ordinance 2014-22 as approved by the City Council on September 22, 2014 is hereby repealed in its entirety; the property shall be zoned PUD, Planned Unit Development District subject to the terms and conditions set forth herein.

Section 3. Riverbend North Planned Unit Development District. Any allowed uses and standards not specifically addressed by the Riverbend North Planned Unit Development District shall be subject to the requirements set forth by the Otsego Zoning Ordinance understanding that subsequent, more specifically detailed, PUD Development Stage Plans may seek modification of the standards and requirements established by the Zoning Ordinance by City Council approval provided that the proposed flexibility is shown to be consistent with the goals and objectives of the City of Otsego Comprehensive Plan and complies with the fundamental principles for the requirements established by the Zoning Ordinance, even without their strict application.

Section 4. Allowed Uses. For the purposes of this PUD District, the following uses shall be allowed with their boundaries generally following the Concept Plan attached as Exhibit B:

A. Convenience Store, Retail, and Mini-Storage uses subject to the performance standards and requirements applicable within the B-3 District and approval of a PUD Development Stage Plan in accordance with the Zoning Ordinance.

B. Apartments as allowed within the R-7 District subject to approval of a PUD Development Stage Plan in accordance with the Zoning Ordinance.

Section 5. Lot Requirements. Lot requirements for the various sub-districts of this PUD District shall be as established follows:

A. Commercial. All lot requirements and setbacks required within the B-3 District shall be applicable within this sub-district unless modified by approval of a Development Stage Plan in accordance with the Zoning Ordinance.

B. High Density. All lot requirements and setbacks required within the R-7 District shall be applicable within this sub-district unless modified by approval of a Development Stage Plan in accordance with the Zoning Ordinance.

Section 6. Construction Standards. The construction of structures within this PUD District shall conform to the requirements of the Zoning Ordinance, unless modified by approval of a Development Stage Plan in accordance with the Zoning Ordinance.

Section 7. Off-Street Parking and Loading. Off-street parking and loading areas required by the Zoning Ordinance shall conform to the requirements of the Zoning Ordinance, unless modified by approval of a Development Stage Plan in accordance with the Zoning Ordinance.

Section 8. Utilities. All development within this PUD District shall be connected to municipal sanitary sewer and water utilities in accordance with Title 8, Section 1 of the City Code.

Section 9. Future Phases and Amendments. Approval of PUD Development Stage Plans, modifications of the performance standards established by this PUD District and the inclusion of additional lands within this PUD District shall be processed in accordance with requirements of the Zoning Ordinance.

Section 10. The Zoning Map of the City of Otsego shall not be republished to show the aforesaid amendment, but the City Clerk shall appropriately mark the zoning map on file in the City Clerk's office for the purpose of indicating the rezoning hereinabove provided for in this Ordinance, and all of the notations, references and other information shown thereon are hereby incorporated by reference and made part of this Ordinance.

Section 11. This Ordinance shall be effective upon its passage and publication in accordance with State Statute.

ADOPTED by the City Council of the City of Otsego this 23rd day of July, 2018.

CITY OF OTSEGO

BY: Jessica L. Stockamp

Mayor

ATTEST: BY: Tami Loff

City Clerk

Published in the

Star News

July 28, 2018

839328