

**CITY OF BROOKLYN PARK
ORDINANCE #2018-1236
ORDINANCE AMENDING
CHAPTER 152 OF CITY
CODE REZONING
2.51 ACRES FROM
DETACHED SINGLE-
FAMILY RESIDENTIAL
DISTRICT (R2B) TO
DETACHED SINGLE-
FAMILY RESIDENTIAL
DISTRICT WITH PLANNED
DEVELOPMENT OVERLAY
(R4B/PD) AT THE
NORTHEAST CORNER
OF 101ST AVENUE AND
FALLGOLD PARKWAY**

WHEREAS, the subject property is described as:

Lots 1 and 2, Block 1; Lots 1 through 8, Block 2; and Outlot A, Villas of Rush Creek Trail 4th Addition, Hennepin County, Minnesota

WHEREAS, the Brooklyn Park City Council approved rezoning the adjacent property in northeastern Brooklyn Park in 2015 for a residential subdivision named "Villas of Rush Creek Trail" by Ordinance #2015-1199; and

WHEREAS, that subdivision received a Planned Development Overlay; and

WHEREAS, the subject property is an extension of the "Villas of Rush Creek Trail" development; and

WHEREAS, the intent is that the same conditions in the overlay are carried through to the extension of the development.

NOW, THEREFORE, The City of Brooklyn Park Does Ordain:

Section 1.

Section 152 of the Zoning code is amended to rezone the subject properties from Detached Single-Family Residential District (R2B) to Detached Single-Family Residential District with Planned Development Overlay (R4B/PD).

The Planned Development Overlay allows for units to be as close as 10 feet together. To support the reduced setbacks, the developer shall provide the following:

1. The wainscot of stone must wrap around the entirety of the front elevations.

2. A 6-foot sidewalk is required along the north side of 101st Avenue.

The zoning map of the City on file with the City Clerk and referred to in Section 152 of the City Code is hereby amended in accordance with the provisions of this ordinance.

JEFFREY JONEAL LUNDE
MAYOR

ATTEST: DEVIN MONTERO
CITY CLERK

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