

Item 10.3-10.5

Second Reading Rezoning:

- R-1 Single Family Residential
- R-3B Medium Density Residential
- R-3C High Density Residential
- To Development Flex

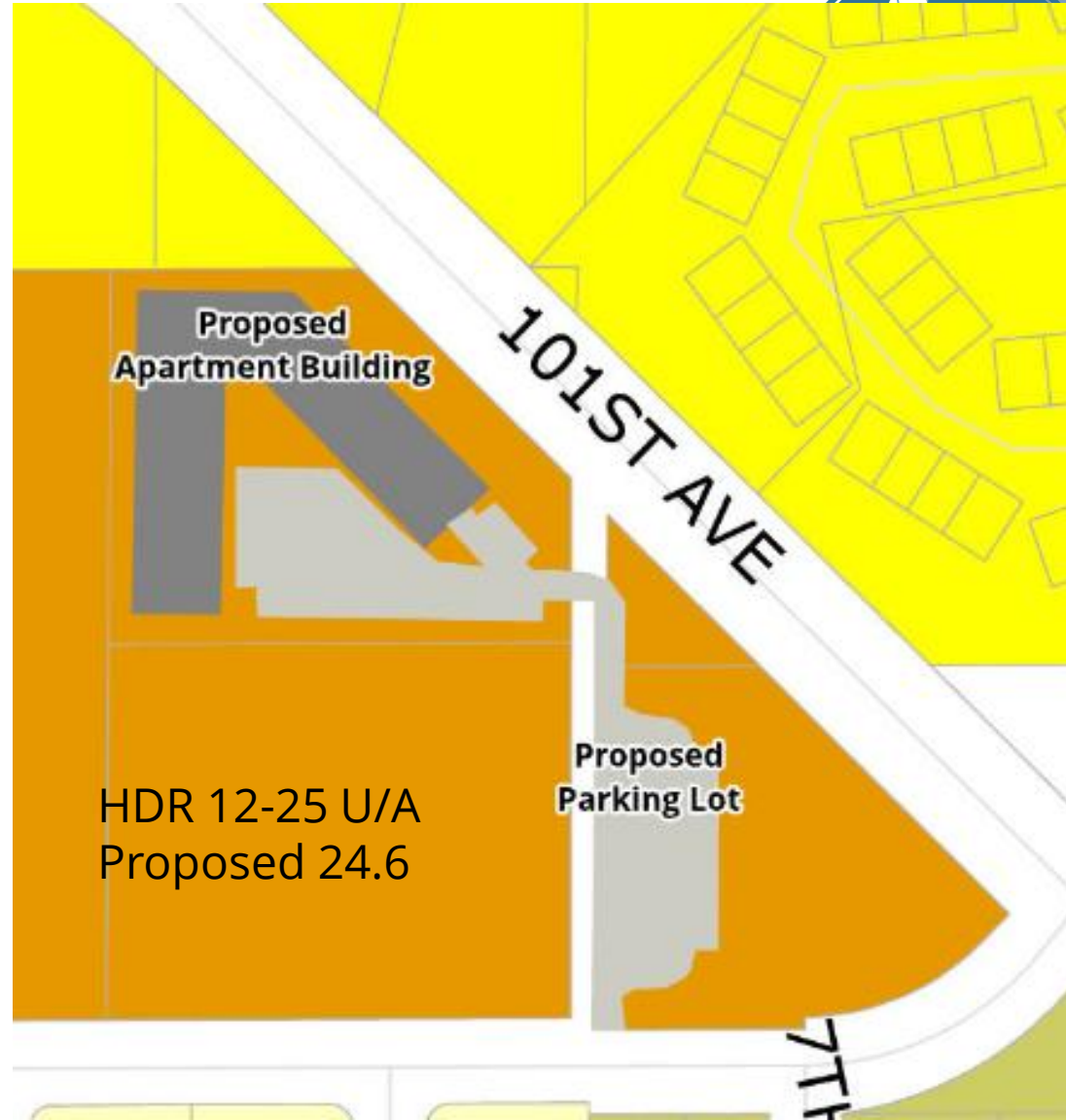
Preliminary Plat: one lot and 2
outlots Green Acres 2nd

CUP: 111 Apartment



History

- Portion Rezoned to R-3B in 1993 to conform to 2010 Comprehensive Plan of MDR (6-12U/A)
- Portion with house-maintained R-1 Zoning to avoid non-conforming use but not conforming to comp plan
- Proposed development area re-guided to HDR in 2018 as part of 2040 comp plan update – Zoning not in compliance
- Metropolitan Council –requires cities set aside vacant land for high density
- State Statue 473.858 Requires zoning conform to Comp Plan



Proposal/CUP

- 111- unit apartment building
- Access from 99th Ave
- Building height 43 feet
- Premium building materials
- Parking requirements met onsite
- Selling land to Royal Oaks



Actions

10.3 Rezoning

Ordinance – Rezoning from R-1 and R-3B to Development Flex Requires majority vote to approve (4/7)

10.4 Preliminary Plat

Create one lot and 2 outlots Green Acres 2nd Addition
8 conditions listed in staff report

10.5 Conditional Use Permit

Resolution – CUP to construct a 111-unit apartment
7 conditions listed in staff report

