

**CITY OF PINE ISLAND
GOODHUE AND OLMSTED COUNTIES
STATE OF MINNESOTA**

ORDINANCE NO. 178 SECOND SERIES

AN ORDINANCE AMENDING CHAPTER 11 BY AMENDING SECTIONS 11.11 SUBD. 1, SUBD. 2, OF THE CITY OF PINE ISLAND CITY CODE RELATING TO PLANNED UNIT DEVELOPMENT (PUD)

THE CITY COUNCIL OF THE CITY OF PINE ISLAND DOES ORDAIN AS FOLLOWS:

Section 1. section 11.11 Subd. 1 of the city code is repealed and replaced by the following language:

SEC. 11.11. PLANNED UNIT DEVELOPMENT (PUD).

Subd. 1. Purpose.

The purposes the planned unit development (PUD) provisions are to encourage more efficient use of land, public services and greater amenity by allowing, under certain circumstances, a more flexible means of land development or redevelopment than is otherwise afforded through the strict enforcement of the zoning requirements of certain districts through lot-by-lot development. Although planned unit developments may appear to deviate in certain aspects from a literal interpretation of the zoning and subdivision ordinances, the PUD and its accompanying guidelines are intended to allow flexibility in design in order to promote developments which will be an asset to the city by equaling or surpassing the quality of developments resulting from the application of more conventional zoning regulations. A PUD may be used as an overlay district over any based zoning district or combination of zoning districts.

Section 2. section 11.11 Subd. 2 of the city code is repealed and replaced by the following language :

Subd. 2. Permitted Uses.

Permitted uses shall be consistent with the permitted or conditional uses of the underlying zoning district provided, however, that an applicant for a PUD may request modifications to applicable zoning performance standards or alternative uses to the permitted uses of the underlying base district, subject to the approval by the City Council as part of the establishment of the PUD.

Section 3. section 11.11 Subd. 6 of the city code is amended by deleting the ~~stricken~~ language and inserting the double underlined language:

Subd. 6. Preliminary Development Plan.

A. A PUD applicant shall make an application for a conditional use permit following the procedural steps as set forth in this Chapter.

B. In addition to the criteria and standards set forth herein for the granting of the conditional use permits, the city council must make the following additional findings shall be made before the approval of in order to approve a PUD: the outline development plan:

1. The proposed PUD is in conformance with the Pine Island Comprehensive Plan.
2. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property, and will not be detrimental to potential surrounding uses.
3. Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation ~~of dwelling units and common open space~~ are balanced and coordinated.
4. The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which are proposed to serve the district.
5. The proposed total development is designed in such a manner as to ~~form~~ provide a desirable and unified environment within its own boundaries development that is deemed beneficial to the community.

C. Preliminary Development Plan Documentation. The following exhibits shall constitute the PUD Plan and shall be submitted to the Zoning Administrator by the proposed developer as part of the application ~~of~~ for a PUD conditional use permit:

1. An explanation of the character and need for the planned development. ~~and the manner in which it has been planned to take advantage of the planned development regulations.~~
2. A statement of proposed financing of the PUD development.
3. A statement of the present ownership of all the land included within the planned development and a list of property owners within 350 feet of the outer boundaries of the property.
4. A general indication of the expected schedule of development including sequential phasing and time schedules.
5. A ~~map~~ survey giving the legal description of the property including ~~approximate total acreage, and also indicating existing property lines and dimensions, and ownership of all adjacent parcels. platting, easement, street rights of way, utilities, and buildings for the property, and for the area 350 feet beyond.~~

6. Natural features map or maps of the property and area 350 feet beyond showing contour lines at no more than two foot intervals, drainage patterns, wetlands, vegetation, soil and subsoil condition.

7. A map indicating proposed land uses including ~~housing units~~ structures and types, vehicular and pedestrian circulation, and open space uses.

8. Full description as to how all necessary governmental services will be provided to the development including sanitary sewers, storm sewers, water system, streets, and other public utilities.

D. Preliminary Plat. The applicant shall also submit a preliminary plat and all the necessary documentation as required under the Subdivision Regulations of all or that portion of the project to be platted. For purposes of administrative simplification, the public hearings required for the conditional use permit and preliminary plat may be combined into one hearing or may be held concurrently.

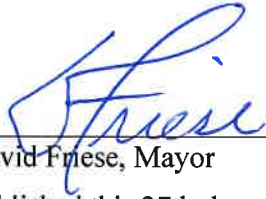
Section 4. section 11.11 Subd. 8 of the city code is amended by deleting the ~~stricken~~ language and inserting the double underlined language:

Subd. 8. Enforcing Development Schedule.

The PUD Plan shall show the construction ~~and provisions of all of the~~ of common open spaces and public and recreational facilities, which ~~are shown on the final development plan~~ must proceed at the same rate as the construction of private structures, dwelling units. At least once every six months following the approval of the ~~final development plan~~ PUD Plan, the Zoning Administrator shall review all of the building permits issued for the planned development and examine the construction which has taken place on the site. If the Administrator shall find that ~~the rate of private construction of dwelling units is faster than the rate at which common open spaces and public and recreational facilities have been constructed and provided~~ development is not proceeding in accordance with the PUD Plan, the Administrator shall forward this information to the Council, which may ~~revoke~~ seek to enforce the PUD Plan and conditional use permit including by revocation of the conditional use permit. ~~If the developer or landowners fail to complete the open spaces and recreation areas within 60 days after the completion of the remainder of the project, the City may finish the open space areas and assess the cost back to the developer or landowner.~~

Section 5. This ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Adopted this 19th day of August 2025



David Friese, Mayor

Published this 27th day of August 2025

ATTEST:



Elizabeth Howard, City Administrator