

**NOTICE OF MOUND CITY COUNCIL PUBLIC HEARING TO CONSIDER AMENDMENTS TO CITY CODE
CHAPTER 129 ZONING PERTAINING TO DEFINITIONS AND THE MIXED USE DOWNTOWN DISTRICT AND
MIXED USE CORRIDOR DISTRICT REGULATIONS**

NOTICE IS HEREBY GIVEN that the Mound City Council, as part of its regular meeting being held on **Tuesday, April 23, 2024 at 7:00 p.m.**, or as soon as possible thereafter, in the Council Chambers in the Centennial Building located at 5341 Maywood Road, Mound, MN, will hold a public hearing to consider proposed amendments to City Code Chapter 129 (Zoning.)

The proposed ordinance will amend sections 129-2 and 129-39 related to development in the mixed use downtown and mixed use corridor districts to implement the recent 2023 Comprehensive Plan Amendment. The ordinance will clarify that replacement apartment buildings and senior living facilities are a conditional use. The amendment will also add the term facade and limit the façade wall length for any mixed use building with apartments and limit the maximum height in both districts to 35 feet.

Information about the proposed zoning code amendments is on file and available for viewing at City Hall during office hours or by appointment and is also available on the City of Mound website at www.cityofmound.com.

Written or email comments about the proposed amendments will be accepted and should be directed to Sarah Smith at 2415 Wilshire Boulevard, Mound, MN 55364. Email comments can be sent to sarahsmith@cityofmound.com. Comments or emails received by 11:00 a.m. on Wednesday, April 17, 2024 will be included in the City Council agenda packet. Comments received after that time will be presented to the City Council at the meeting. Information submitted will be made part of the public record.

By: Sarah Smith

Community Development Director

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ORDINANCE TO BE CONSIDERED AT THE TUES., APRIL 23, 2024 CITY COUNCIL MEETING

**CITY OF MOUND
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING THE MIXED USE ZONING DISTRICT REGULATIONS OF
CHAPTER 129 (ZONING ORDINANCE) PERTAINING TO DEFINITIONS AND THE MIXED
USE DOWNTOWN DISTRICT AND THE MIXED USE CORRIDOR DISTRICT REGULATIONS**

The City Council of the City of Mound ordains:

SECTION 1. The City Council of the City of Mound hereby amends Chapter 129, Section 129-2 to add the following underlined text in alphabetical order:

Façade means an exterior side of a building which faces, and is most nearly parallel to, a lot line. The façade shall include the entire building walls, including all wall faces, parapets, fascia, windows, doors, and visible roof structure of one complete elevation.

SECTION 2. The City Council of the City of Mound hereby amends Chapter 129, Section 129-139 (b)(2) b.2 to add the following underlined text:

2. An existing multi-family structure may be remodeled or expanded as long as it meets the bulk regulations of the R-3 district. Any multi-family structure that is replaced must follow the standards in sections (c) through (e) below.

SECTION 3. The City Council of the City of Mound hereby amends Chapter 129, Section 129-139 (c)(2) a to add the following underlined text:

- a. Non-residential, mixed use, and multi-family residential being replaced shall be located no closer than 10 feet and no greater than 20 feet from the front property line.

SECTION 4. The City Council of the City of Mound hereby amends Chapter 129, Sections 129-139 (c)(5) and (6) to add the following underlined text and remove the following strikethrough text:

- (5) Building height shall be limited to 35 feet. ~~the following:~~

	Mixed Use – Downtown	Mixed Use – Corridor
Dwelling, two-family, twin home, townhome, and rowhouse	35 feet	35 feet
All other uses	50 feet	50 feet

- (6) All floors above the second story must be stepped back a minimum of 8 feet from the ground floor façade in non-residential, mixed use, or replacement multi-family buildings if the structure abuts or is across the street from residential uses located outside of a mixed use district or if all or part of the structure is located adjacent to a County Road. If the entire building is placed at the upper floor stepback setback, an additional stepback is not required for the upper floors.

SECTION 5. The City Council of the City of Mound hereby amends Chapter 129, Section 129-139 (d) to add the following underlined text and remove the following strikethrough text:

- (1) Developments may include uses mixed horizontally across multiple buildings or vertically where uses are mixed within one building.
- (2) Designated pedestrian routes, including sidewalks and driveway crossings, shall be provided to connect each parking space to the front sidewalk, front entrance, and/or rear entrance. Driveways shall not be utilized as a designated pedestrian route.
- (3) ~~(5)~~ All rooftop or ground mounted mechanical equipment and exterior trash and recycling storage areas shall be enclosed with materials compatible with the principal structure. Low profile, self-contained mechanical units, including solar energy panels and rooftop rainwater collection systems, which blend in with the building architecture are exempt from the screening requirement.
- (4) ~~(6)~~ Outdoor storage of recreational vehicles, trailers, or equipment shall not be allowed unless expressly noted in the planned unit development.
- (5) New mixed-use buildings with residential units or replacement multi-family shall provide the following:
 - a. ~~(3)~~ Interior or exterior bicycle racks or storage shall be provided. No bicycles shall be allowed on individual unit decks or patios.
 - b. ~~(4)~~ Private useable open space. Each multi-family residential development shall provide a minimum of 200 square feet per residential unit as private usable open space. Private usable open spaces will not count toward park dedication requirements. Usable open space means designed outdoor space intended for passive or active recreation that is accessible and suited to the needs of the development's residents, and shall generally have the following characteristics:
 1. Functional and aesthetic design that relates to the principal building or buildings, with clear edges, including seating, landscaping, recreational facilities, sidewalk connections, and other amenities;
 2. May be designed as courtyards, plazas, picnic areas, swimming pools, playground, rooftop patios/gardens, or trails within natural areas;
 3. Compatible with or expands upon existing pedestrian connections and public parks or open space;
 4. May include both private common areas for use by all residents of that development, as well as a private unit's open space for exclusive use by that unit's residents;
 5. Does not include driveways, parking areas, steep slopes, or stormwater ponds.

SECTION 6. The City Council of the City of Mound hereby amends Chapter 129, Section 129-139 (e)(1) to add the following underlined text and renumber the subsequent sections:

- b. No individual mixed-use building with residential units shall have a facade facing a lot line that is longer than 200 feet.

SECTION 7. The City Council of the City of Mound hereby amends Chapter 129, Section 129-139 (f) to add the following underlined text:

- (1) Parking for residential units shall be provided on site and shall be specifically reserved for the use of residents. Visitor parking for residential units can be shared with other uses on site. ~~Designed~~ Designated residential unit spaces shall not be counted as part of any shared parking or joint parking agreement.

SECTION 8. The City Council of the City of Mound hereby amends Chapter 129, Section 129-139 (g) to add the following underlined text and remove the following strikethrough text:

Use	MU-D	MU-C
Dwelling, <u>replacement</u> apartment multiple-family	P <u>C</u>	P <u>C</u>
Senior Living Facility	P <u>C</u>	P <u>C</u>

SECTION 9. This ordinance becomes effective on the first day following the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Adopted by the City Council this 23rd day of April, 2024.

Mayor Jason R. Holt

Attest: Kevin Kelly, Clerk

Published in the Laker the _____ of May, 2024.

Effective the _____ day of _____, 2024.