

Ordinance No. __-25

Ordinance amending the St. Louis Park City Code relating to zoning by creating Section 36-268-PUD 25 as a Planned Unit Development Zoning District for the property located at 5401 Gamble Dr.

The City of St. Louis Park does ordain:

Section 1. The city council has considered the advice and recommendation of the planning commission (Case No. 24-28-PUD, 24-29-SP, and 24-30-CUP) for amending the Zoning Ordinance Section 36-268-PUD 25.

Section 2. The Zoning Map shall be amended by reclassifying the lands legally described in Exhibit A from O-office to PUD 25.

Section 3. The St. Louis Park Ordinance Code Section 36-268 is hereby amended to add the following Planned Unit Development Zoning District:

Section 36-268-PUD 25.

(a) Development Plans.

The site located on property generally identified as 5401 Gamble Drive, shall be developed, used and maintained in conformance with the following Final PUD approved Official Exhibits:

- V100 ALTA Survey
- V101 ALTA Survey
- A00 Cover Sheet
- A01 Project Information
- A02 Site Plan – Architectural
- A03 Site Plan – Lighting
- A04 Floor Plan – Level -1
- A05 Floor Plan – Level 1
- A06 Floor Plan – Level 2
- A07 Floor Plan – Level 3-4
- A08 Floor Plan – Level 5
- A09 Floor Plan – Level 6
- A10 Roof Plan
- A11 Exterior Elevations
- A12 Exterior Elevations
- A13 Exterior Elevations
- A14 Axonometrics
- A15 Perspectives
- A16 Perspectives
- A17 Renderings

A17.1 Renderings
A17.2 Renderings
A18 Transparency Exhibit
A19 Signage Exhibit
A20 Shadow Study
A21 Shadow Study
A22 Greenspace Exhibit
A23 Transit Shelter Exhibit
A24 Overall Area Survey
A25 General Development Plan
C000 Cover Sheet
C100 General Notes
C200 Site Demolition Plan
C201 Tree Inventory & Preservation Plan
C300 Erosion and Sediment Control Plan – Phase 1
C301 Erosion and Sediment Control Plan – Phase 2
C302 Erosion and Sediment Control Details
C303 SWPPP
C400 Site Dimension Plan
C401 Bus Stop Plan
C402 Easement Plan
C403 Semi Truck Turning Movement
C500 Grading Plan
C501 Storm Sewer Plan
C600 Utility Plan
C700 Construction Details
C701 Construction Details
C702 Construction Details
C703 Construction Details
C704 Construction Details
C705 Construction Details
C706 Construction Details
C707 Construction Details
L100 Landscape Plan
L101 Landscape Enlargement
L102 Landscape Enlargement
L103 Landscape Enlargement
L104 Landscape Enlargement
L105 Amenity Terrace Enlargements
L106 Amenity Terrace Enlargements
L107 Amenity Terrace Enlargements
L108 Temporary Green Space
L200 Landscape Details
L300 DORA Plan

The Site shall also conform to the following requirements:

1. The property shall be developed with a mixed-use building with 223 residential units and 21,000 square feet of commercial uses
2. The maximum height shall not exceed 81 feet and six (6) stories
3. The site shall include a minimum twelve (12) percent designed outdoor recreation area.
4. Parking shall be provided off-street in structured parking and surface parking lots
 - i. A total of 231 parking spaces will be provided in structured parking.
 - ii. A total of 133 parking spaces will be provided in surface parking lots
 - iii. 31 spaces shall include Level 2 electric vehicle charging stations, two (2) of which provide parking access in compliance with the ADA.

(b) **Uses.**

(1) Permitted uses:

The following uses are permitted in PUD 25:

- a. Multiple-unit residential dwellings. Uses associated with multiple-unit residential dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

(2) Uses permitted with conditions: the following uses are permitted in PUD 25 if it complies with the conditions specified for the use in this subsection:

- a. Commercial uses: Commercial uses limited to the following: bank, coffee shop, food service, grocery store, large item retail, liquor store, medical or dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, and studio.

These commercial uses shall meet the following conditions:

1. Commercial uses are limited to the first floor.
2. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6 a.m. to 12 a.m.
3. In-vehicle sales or service shall have the following additional conditions:
 - i. Drive-through facilities and stacking areas shall not be located within 100 feet of any parcel that is zoned residential and used or subdivided for residential use, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers, unless the entire facility and stacking areas are separated from the lot in an N district by a building wall.
 - b. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
 - c. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse affect on the existing level of service on adjacent streets and intersections.
 - d. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian or vehicular conflicts.
 - e. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be

otherwise located so that access can be provided without generating significant traffic on local residential streets.

- f. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.
- g. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located and conditions of approval may be added as a means of satisfying this requirement.

4. Outdoor storage is prohibited.

(3) Accessory uses. The following uses are permitted in PUD 24 if the use complies with the conditions specified for the use in this subsection:

- a. Home occupations as regulated by this chapter.
- b. Gardens.
- c. Parking lots.
- d. Parking ramps.
- e. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
- f. Public transit stops/shelters.
- g. Catering, if accessory to food service, delicatessen, or retail bakery.
- h. Food service.
- i. Outdoor seating and service of food and beverages with the following conditions:
 - 1. No speakers or other electronic devices which emit sound are permitted
 - 2. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
- j. Accessory utility structures including:
 - 1. Small wind energy conversion system as defined in 36-4 Definitions.
 - 2. Solar energy systems.
 - 3. Cisterns and rainwater collection systems.
- k. Outdoor storage is prohibited.

(c) Special Performance Standards

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to: outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signs shall be allowed in conformance with the MX zoning districts with the following conditions:
 - a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet; pole-mounted signs shall be prohibited.

- b. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
 - c. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
 - 1. Non-residential wall signs permitted by this section that do not exceed seven percent (7%) of the exterior wall area of the ground floor tenant lease space.
 - 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
 - 3. No individual wall sign shall exceed 100 square feet in area.
- (4) Awnings.
- a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
 - b. Backlit awnings shall be prohibited.

Section X. This ordinance shall take effect no sooner than 15 days after publication.

First reading	
Second reading	
Date of publication	
Date ordinance takes effect	

Reviewed for administration:

Adopted by the city council

_____, 2025

Kim Keller, city manager

Nadia Mohamed, mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, city clerk

Soren Mattick, city attorney