

ORDINANCE NO. 2868

ORDINANCE REZONING 115 13<sup>th</sup> AVENUE SOUTH FROM R2, SINGLE-FAMILY AND TWO-FAMILY  
RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT

THE COUNCIL OF THE CITY OF ST. CLOUD HEREBY ORDAINS:

SECTION 1. That the Official Zoning Map of the City of St. Cloud be, and the same hereby is, amended to show that a certain tract of land situated in the City of St. Cloud, Stearns County, State of Minnesota, described as follows, to-wit:

Lot 1, Block 2, Eastman Park Addition

Now zoned R2, Single-Family and Two-Family Residential District to Planned Unit Development.

SECTION 2. The Official Zoning Map of the City of St. Cloud shall be made to conform with this amendment.

APPROVED by the City Council of the City of St. Cloud this 28<sup>th</sup> day of March, 2022.

THIS DOCUMENT DRAFTED BY:

Planning Office  
City of St. Cloud  
400 2<sup>nd</sup> St. So.  
St. Cloud, MN 56301

RESOLUTION NO. 2022-03-47

MEDIA SERVICES PLANNED UNIT DEVELOPMENT  
GENERAL DEVELOPMENT PLAN FOR ORDINANCE #2868

SECTION 1. General Intent and Purpose

- 1.1 The Media Services PUD is intended to accommodate those uses that are harmonious with and provide an appropriate transition between the non-residential and residential land uses in the neighborhood.
- 1.2 The Media Services PUD is intended to allow the adaptive reuse or redevelopment of the former ISD 742 site for non-residential use(s) that are compatible with the available off-street parking on the site and adjacent roadways.

SECTION 2. Legal Description

Lot 1, Block 2, Eastman Park Addition

SECTION 3. Principal Uses

- 3.1 Office
- 3.2 Personal Services (beauty salons, barber shops, tattoo studios, etc.)
- 3.3 School for Martial Arts, Dance, Music, Exercise & Vocational Training
- 3.4 Bakery
- 3.5 Day Care Facility: 12 or Fewer Persons
- 3.6 Dry Cleaner
- 3.7 Financial Institutions
- 3.8 Massage Facilities
- 3.9 Medical / Dental Offices
- 3.10 Retail Goods
- 3.11 Restaurants
- 3.12 Community Center
- 3.13 Event Center
- 3.14 Places-of-Worship
- 3.15 Public buildings
- 3.16 Dwelling(s) located above the ground floor.

SECTION 4. Accessory Uses

- 4.1 Off-street parking provided on the same site as the principal or conditional use.

SECTION 5. Conditional Uses

- 5.1 Day Care Facility: 13 or More Persons
- 5.2 Convenience Store

SECTION 6. General Provisions

- 6.1 Building setbacks, lot coverage, floor area ratio, drive aisle width, green space, and other design considerations are established by the approved site plan, unless otherwise noted herein (Exhibit A).

- 6.2 Building additions of less than 6,000 gross square feet that conform to the bulk standards of the C2, Neighborhood Commercial District, are allowed by-right.
- 6.3 A PUD amendment is required for the following:
- 6.3.1 any building expansion greater than 6,000 gross square feet,
  - 6.3.2 demolition of the existing structure and new construction greater than 6,000 square feet, or
  - 6.3.3 any drive-thru service as part of a building renovation, building expansion, or new construction.
- 6.4 All articles and sections including definitions referenced in this development plan are from the Land Development Code unless otherwise noted.

#### SECTION 7. Parking

- 7.1 All uses shall comply with the off-street parking requirements found in Article 16 of the St. Cloud Land Development Code.

#### SECTION 8. Signage

- 8.1 The total surface area of all pylon business signs on a lot shall not exceed the sum of one-quarter square foot (1/4 sq. ft.) per lineal foot of lot frontage, or thirty square feet (30 sq. ft.), whichever is greater. In no case shall pylon signs exceed one hundred fifty square feet (150 sq. ft.). In addition, building walls may display wall signs provided that all wall signs do not exceed a total of fifteen percent (15%) of the exposed wall area upon which the sign(s) is located. No sign attached to the building shall project above the roof or parapet line.
- 8.2 Advertising signs shall not be permitted.
- 8.3 No sign shall be mounted on the roof of any building.
- 8.4 No sign shall exceed twenty feet (20') in height.
- 8.5 All signs shall maintain a minimum setback of twenty feet (20') from all property lines.
- 8.6 One (1) "For Sale" or "For Lease" sign which shall not exceed twenty square feet (20 sq. ft.).
- 8.7 All electronic signs shall comply with Article 18, Section 18.2, Q. Electronic Signs (Electronic Display Screens and Electronic Message Signs) of the St. Cloud Land Development Code.

#### SECTION 9. Exterior Lighting

- 9.1 All exterior lighting shall conform to the requirements found in Article 15, Section 15.4 of the St. Cloud Land Development Code including light trespass, unshielded lighting, and light pole heights.

#### SECTION 10. Approved Site Plan

10.1 The developer / property owner shall be restricted to the site plan approved by the Planning Commission and City Council (Exhibit A). Section 6.3 of this PUD General Development Plan defines the site improvements requiring an amendment of the PUD. The Planning Director shall make the determination if minor modifications to the approved site plan require a PUD amendment.

Adopted this 28<sup>th</sup> day of March, 2022.

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City of St. Cloud  
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St. Cloud, MN 56301

EXHIBIT A

