

ORDINANCE 2017-03

**CITY OF DUNDAS
COUNT OF RICE, MINNESOTA**

*An Ordinance Establishing a Planned Unit Development
Overlay District for Cannon River Valley Estates*

THE CITY COUNCIL OF DUNDAS, MINNESOTA, ORDAINS AS FOLLOWS:

Section 1. Legal Description. The City of Dundas hereby establishes a Planned Unit Development Overlay District (the “PUD Overlay District”) for the following legally described properties (“the Property”):

Lots 1 through 5, Block 1, Cannon River Valley Estates
Lots 1 through 14, Block 2, Cannon River Valley Estates
Outlot A, Cannon River Valley Estates
Outlot B, Cannon River Valley Estates
Outlot C, Cannon River Valley Estates

Section 2. Planned Unit Development - Development Plan.

- A. The PUD Overlay District for the Property is hereby established to include the improvements and development plan set forth by the preliminary plat and plans approved by and as may be modified by Resolution 2017-22 and incorporated herein by reference.
- B. Any allowed uses and standards not specifically addressed by this Ordinance shall be subject to the requirements set forth by the City of Dundas Zoning Ordinance and the underlying R-1, Single Family Residential District.

Section 3. Performance Standards. For the purposes of this PUD Overlay District, the following standards are in effect:

- A. Permitted Uses. The permitted, conditional, and accessory uses within this Overlay District are the uses described within the R-1, Single Family Residential District.
- B. Private Street. A private street within Outlot B is permitted to serve the lots within this Overlay District.
- C. Front Yard Setback. The required front yard setback to the private street is 25 feet. The required right-of-way setback to Railway Street for Lot 2, Block 2 is 25 feet. All other setbacks to rights-of-way, public or private, shall meet the minimum requirements of the R-1 District.

- D. Lot Width. Lots 4 and 13, Block 2 are permitted to have a minimum lot width as demonstrated on the plans referenced in Resolution 2017-22. All other lots shall meet the minimum requirements of the R-1 District.
- E. Lot Area. Lot 5, Block 2 shall be a minimum of 8,786 square feet in size. All other lots shall meet the minimum requirements of the R-1 District.
- F. Basement Requirement. Lots 1-3, 5-6, Block 2 and Lots 1-5, Block 1 are permitted to not have full basements.
- G. Parking. The private street shall be maintained at a minimum of 32 feet in width and shall provide for a minimum of ten (10) on-street parking stalls.
- H. Landscaping. A screening strip shall be maintained along Railway Street South and the north property line. A minimum of 1 deciduous tree meeting the requirements of Title 15, Section 12, Subsection 12.3 shall be placed on each residential lot.

Section 4. Construction Standards. The buildings and structures constructed within this Planned Unit Development PUD Overlay District shall comply with the requirements of the Dundas Zoning Ordinance except as may be modified by this ordinance. All construction shall meet the standards of the approved preliminary plat as stated in Resolution No. 2017-22.

Section 5. A copy of this Ordinance and shall be kept on file at the Dundas City Hall.

Section 6. This Ordinance shall be effective upon its passage and publication and the recording of the final plat for Cannon River Valley Estates.

ADOPTED by the City Council of Dundas, Minnesota, on this 11th day of September 2017.

CITY OF DUNDAS BY:

ATTEST:

Glenn Switzer, Mayor

John McCarthy, City Administrator/Clerk

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