

**ORDINANCE NO. 2022 - 01**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ROGERS; REZONING THE SUBJECT PROPERTIES FROM SINGLE-FAMILY RESIDENTIAL (R2) TO PLANNED UNIT DEVELOPMENT (PUD)**

The City Council hereby ordains as follows:

**Section 1. Zoning Map Amendment**

The official zoning map of the City of Rogers is hereby amended as follows:

The Subject Properties legally described in Exhibit A are hereby rezoned from Single Family Residential (R2) to Planned Unit Development (PUD).

**Section 2. Permitted Uses**

Pursuant to the Planned Unit Development (PUD) zoning of the Subject Properties legally described in Exhibit A, the permitted uses shall be as follows:

Permitted Uses

Single-Family Detached Residential Dwellings

**Section 3. PUD District Standards**

Pursuant to the Planned Unit Development (PUD), as depicted in Exhibit B, the zoning of the Subject Properties, legally described in Exhibit A, shall follow the applicable standards as stated herein.

**45' Single Family Residential**

Lot Standards					
Housing Type: Single-Family Residential					
Preliminary Plat Lots: 1-53					
	Setbacks (Min)				
	Front Yard	Rear Yard	Side Yard	Corner Yard	Height (Max)
45' Minimum	25 ft	20 ft	7.5 ft	20 ft	35 ft

Lot Dimensions				
Housing Type: Single-Family Residential				
Preliminary Plat Lots: 1-53				
	Lot			
	Width (Min)	Depth (Min)	Area (Min)	
45' Minimum	45 ft	120 ft	6,525 sf	

**55' Single-Family Residential**

Lot Standards					
Housing Type: Single-Family Residential					
Preliminary Plat Lots: 54-81					
	Setbacks (Min)				Height (Max)
	Front Yard	Rear Yard	Side Yard	Corner Yard	
55' Minimum	25 ft	20 ft	7.5 ft	20 ft	35 ft

Lot Dimensions			
Housing Type: Single-Family Residential			
Preliminary Plat Lots: 54-81			
	Lot		
	Width (Min)	Depth (Min)	Area (Min)
55' Minimum	55 ft	145 ft	7,975 sf

**70' Single-Family Residential**

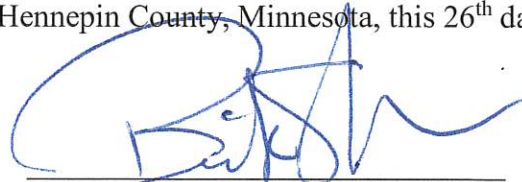
Lot Standards					
Housing Type: Single-Family Residential					
Preliminary Plat Lots: 82-129					
	Setbacks (Min)				Height (Max)
	Front Yard	Rear Yard	Side Yard	Corner Yard	
70' Minimum	25 ft	20 ft	10 ft	20 ft	35 ft

Lot Dimensions			
Housing Type: Single-Family Residential			
Preliminary Plat Lots: 82-129			
	Lot		
	Width (Min)	Depth (Min)	Area (Min)
70' Minimum	70 ft	145 ft	10,150 sf

**Section 4. Effective**

The City Clerk is directed to revise the official zoning map consistent with this ordinance. This ordinance shall have full force effect upon its passage and publication as required by law.

Passed by the City Council of the City of Rogers, Hennepin County, Minnesota, this 26<sup>th</sup> day of April, 2022.



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Rick Ihli, Mayor

ATTEST:



Stacy Scharber, City Clerk

## EXHIBIT A

### SKYE MEADOWS EXTENSION LEGAL DESCRIPTION

#### Existing Legal Descriptions

##### Parcel 1

That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 120, Range 23, Hennepin County, Minnesota, described as follows:

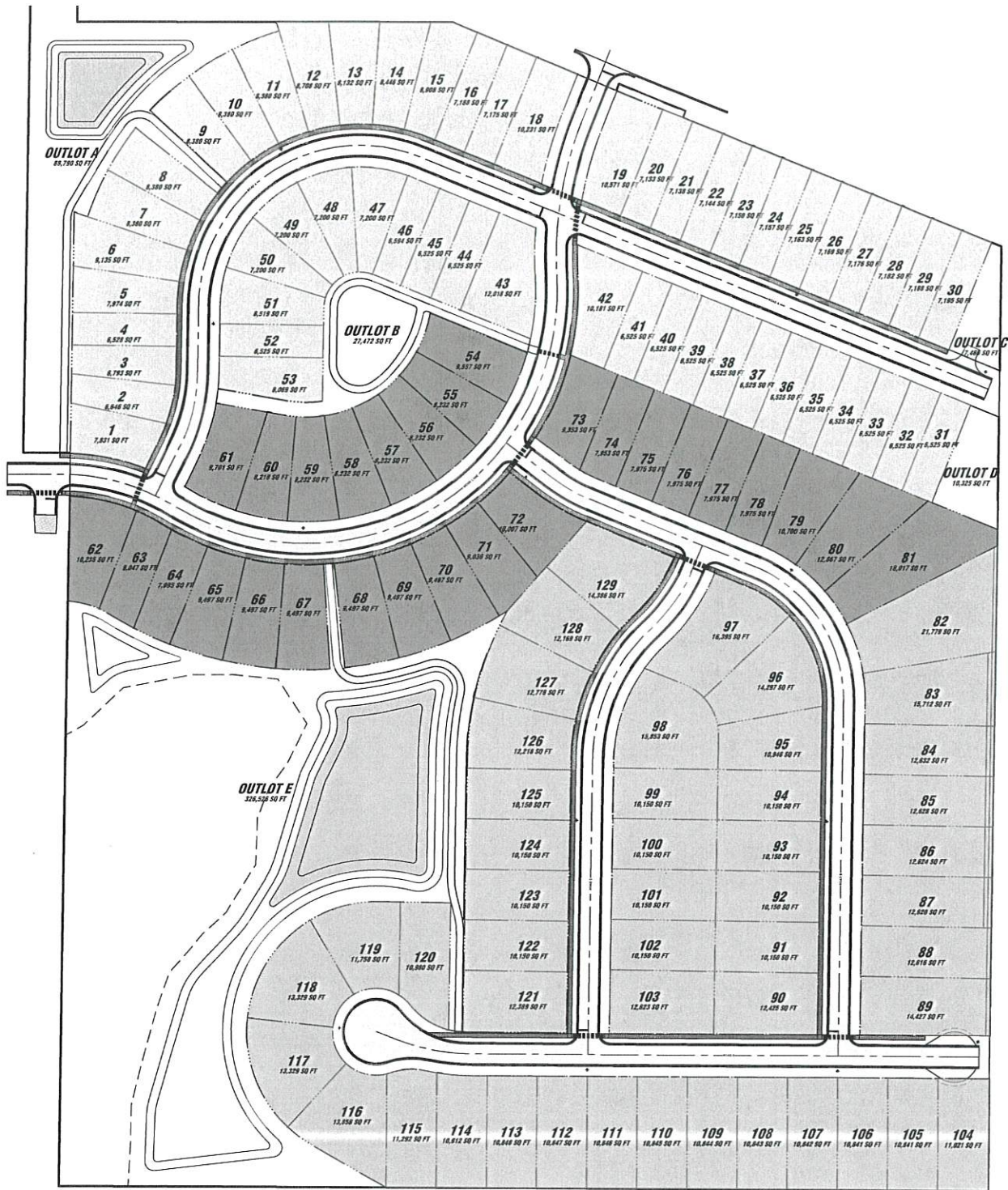
Commencing at the intersection of the East line of said Southeast 1/4 of the Northeast 1/4 and the center line of County State Aid Highway No. 116 as delineated County State Aid Highway No. 116, Plat 21; thence North 68 degrees 33 minutes 57 seconds West, assumed bearing along said center line 288.18 feet to the actual point of beginning of the tract of land to be herein described; thence South 21 degrees 26 minutes 03 seconds West 98.10 feet; thence North 72 degrees 28 minutes 41 seconds West 106.61 feet; thence South 61 degrees 40 minutes 49 seconds West 107.89 feet; thence South 89 degrees 09 minutes 10 seconds West 70.80 feet; thence North 5 degrees 56 minutes 03 seconds East 222.67 feet to its intersection with said center line; thence South 68 degrees 33 minutes 57 seconds East along said center line 301.08 feet to the actual point of beginning.

##### Parcel 2

The North 297.43 feet of the Northeast Quarter of the Southeast Quarter as measured along the East and West lines thereof. Also the Southeast Quarter of the Northeast Quarter lying Southwesterly of the centerline of County State Aid Highway No. 116 as delineated County State Aid Highway No. 116, Plat 21 except that part thereof described as follows: Commencing at the intersection of the East line of said Southeast Quarter of the Northeast Quarter and the centerline of County State Aid Highway No. 116 as delineated in County State Aid Highway No. 116, Plat 21; thence North 68 degrees 33 minutes 57 seconds West, assumed bearing along said centerline 288.18 feet to the actual point of beginning of the tract of land to be herein described; thence South 21 degrees 26 minutes 03 seconds West 98.10 feet; thence North 72 degrees 28 minutes 41 seconds West 106.61 feet; thence South 61 degrees 40 minutes 49 seconds West 107.89 feet; thence South 89 degrees 09 minutes 10 seconds West 70.80 feet; thence North 5 degrees 56 minutes 03 seconds East 222.67 feet to its intersection with said centerline; thence South 68 degrees 33 minutes 57 seconds East along said centerline 301.08 feet to actual point of beginning. All in Section 27, Township 120, Range 23, Hennepin County, Minnesota.

**EXHIBIT B**

**SKYE MEADOWS EXTENSION  
MASTER PLANNED UNIT DEVELOPMENT**



**LEGEND**

- 45 SINGLE FAMILY
- 55 SINGLE FAMILY
- 70 SINGLE FAMILY

SITE SUMMARY												
LOT TYPES	UNIT COUNT	FULL BASEMENT	LOOKOUT	WALKOUT	SPLIT-ENTRY LOOKOUT	SPLIT-ENTRY WALKOUT	SLAB ON GRADE	TYPICAL LOT WIDTH	TYPICAL LOT DEPTH	TYPICAL LOT AREA	AVERAGE LOT AREA	LOT NUMBERS
45' MIN. SINGLE FAMILY LOTS	53	0	4	16	0	0	33	45'	145'	6,525 SF	7,278 SF	1-53
55' MIN. SINGLE FAMILY LOTS	28	0	1	9	16	0	0	55'	145'	7,975 SF	9,000 SF	54-81
70' MIN. SINGLE FAMILY LOTS	48	18	3	27	0	0	0	70'	145'	10,150 SF	11,171 SF	82-129
<b>TOTAL UNITS</b>	<b>129</b>											

\*ALL LOTS ARE MEASURED AT THE BUILDING SETBACK

LOT SIZE EXHIBIT



