

**ORDINANCE NO. 2022 - 05**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ROGERS; REZONING THE SUBJECT PROPERTIES FROM MID-DENSITY RESIDENTIAL (R3) AND PLANNED UNIT DEVELOPMENT (PUD) 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 Mid-Density Residential (R3) and Planned Unit Development (PUD) 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 and Two-Family 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.

**Single Family Home**

| Lot Standards                            |                |           |           |             |              |
|--|----------------|-----------|-----------|-------------|--------------|
| Housing Type: Single-Family Residential  |                |           |           |             |              |
| Preliminary Plat Lots: Lots 1-6, Block 5 |                |           |           |             |              |
|  | Setbacks (Min) |           |           |             |              |
|  | Front Yard     | Rear Yard | Side Yard | Corner Yard | Height (Max) |
| 55' Minimum                              | 25 ft          | 25 ft     | 7.5 ft    | 15 ft       | 35 ft        |

| Lot Dimensions                           |             |             |            |  |
|--|-------------|-------------|------------|--|
| Housing Type: Single-Family Residential  |             |             |            |  |
| Preliminary Plat Lots: Lots 1-6, Block 5 |             |             |            |  |
|  | Lot         |             |            |  |
|  | Width (Min) | Depth (Min) | Area (Min) |  |
| 55' Minimum                              | 55 ft       | 120 ft      | 7,000 sf   |  |

**Two-Family Home (Twin Home)**

| Lot Standards   |                |           |           |             |              |
|---|----------------|-----------|-----------|-------------|--------------|
| Housing Type: Two-Family Residential (Twin Home)  |                |           |           |             |              |
| Preliminary Plat Lots: Lots 1-20, Block 1; Lots 1-10, Block 2; Lots 1-10, Block 3; Lots 1-48, Block 4; and Lots 1-32, Block 6 |                |           |           |             |              |
|   | Setbacks (Min) |           |           |             | Height (Max) |
|   | Front Yard     | Rear Yard | Side Yard | Corner Yard |              |
| 35' Minimum<br>(70' Base Lot)   | 25 ft          | 25 ft     | 7.5 ft    | 15 ft       | 35 ft        |

| Lot Dimensions  |             |             |                                 |
|---|-------------|-------------|---------------------------------|
| Housing Type: Two-Family Residential (Twin Home)  |             |             |                                 |
| Preliminary Plat Lots: Lots 1-20, Block 1; Lots 1-10, Block 2; Lots 1-10, Block 3; Lots 1-48, Block 4; and Lots 1-32, Block 6 |             |             |                                 |
|   | Lot         |             |                                 |
|   | Width (Min) | Depth (Min) | Area (Min)                      |
| 35' Minimum<br>(70' Base Lot)   | 35 ft       | 100 ft      | 4,100 sf<br>(8,200 sf base lot) |

**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 28<sup>th</sup> day of June, 2022.

\_\_\_\_\_  
Rick Ihli, Mayor

ATTEST:

\_\_\_\_\_  
Stacy Scharber, City Clerk

**EXHIBIT A**

**GRASS LAKE PRESERVE  
LEGAL DESCRIPTION**

Existing Legal Descriptions:

That part of Government Lot 1, Section 13, Township 120, Range 23, Hennepin County, Minnesota, described as follows: Commencing at the Southwest corner of the East Half of the Southeast Quarter of said Section 13, thence North along the West line of said East Half a distance of 1408.5 feet to the actual point of beginning; thence continuing North along said West line 348.5 feet; thence East parallel with the South line of said East Half a distance of 625.0 feet; thence South parallel with said West line 348.5 feet; thence West parallel with said South line 625.0 feet to the point of beginning. Subject to State Highway No. 101, Hennepin County, Minnesota.

AND

That part of Government Lot 1, Section 13, Township 120, Range 23, Hennepin County, Minnesota, lying North of the following described line: Commencing at the Southwest corner of the East Half of the Southeast Quarter of said Section 13, thence North along the West line of said East Half a distance 1757.0 feet to the point of beginning of the line to be described; thence East parallel with the South line of said East Half to the Highway and not including that part lying in Grass Lake, Hennepin County, Minnesota.

(Abstract)

AND

Lot 3, Block 1, EAST HASSAN ESTATES, Hennepin County, Minnesota.

(Abstract)

Proposed Legal Descriptions:

Lots 1 through 20 inclusive, Block 1; Lots 1 through 10 inclusive, Block 2; Lots 1 through 10 inclusive, Block 3; Lots 1 through 48 inclusive, Block 4; Lots 1 through 6 inclusive, Block 5; Lots 1 through 32 inclusive, Block 6; and Outlots A, B, C, D, E, and F, Grass Lake Preserve, Hennepin County, Minnesota.

**EXHIBIT B**

**GRASS LAKE PRESERVE  
MASTER PLANNED UNIT DEVELOPMENT**