

**CITY OF FARIBAULT  
ORDINANCE 2011-07**

***Amending the River Ridge Planned Unit Development  
to Facilitate a Lot Split***

**WHEREAS**, Lenny Kalway, Faribault BP, LLC, owner of property, has initiated a request to amend the planned unit development overlay zoning district for the River Ridge Development in the City of Faribault, County of Rice, Minnesota legally described as Lot 1, Block 1, River Ridge 2<sup>nd</sup> Addition; and

**WHEREAS**, City staff has completed a review of the application and made a report pertaining to said request (PUD-07-11), a copy of which has been presented to the City Council; and

**WHEREAS**, the Planning Commission, on the 7<sup>th</sup> day of June, 2011, following proper notice, held a public hearing regarding the proposed PUD Amendment, and following said public hearing adopted a recommendation that the amendment be approved; and

**WHEREAS**, the City Council, on the 14<sup>th</sup> day of June, 2011, following proper notice, held a public hearing to consider the proposed amendment and all interested persons were provided with an opportunity to comment; and

**WHEREAS**, the City Council finds that the said rezoning is in the best interest of the City, with the following findings:

- (1) Adequate property control is established and provided to protect the individual owner's rights and property values and to define legal responsibilities for maintenance and upkeep.
- (2) The interior circulation plan and access from and onto public right-of-way does not create congestion or dangers and is adequate for the safety of the project residents and general public.
- (3) A sufficient amount of usable open space is provided.

- (4) The arrangement of buildings, structures, and accessory uses does not unreasonably disturb the privacy of surrounding property owners or reduce the value of adjacent properties.
- (5) The project will not place a burden on existing municipal infrastructure, including utility and drainage systems.
- (6) The development schedule insures a logical development of the site, protecting the interests of project residents and the general public.
- (7) The planned unit development is in reasonable compliance with the intent and purpose of the Land Use Plan.

**THE CITY OF FARIBAULT ORDAINS:**

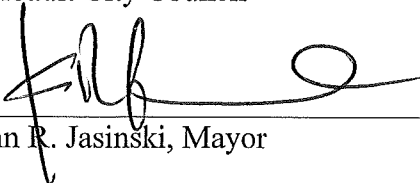
**Section 1: Amendment.** The River Ridge Planned Unit Development is hereby amended to allow the subdivision of land as shown in the plat drawing attached as Exhibit A with the following provisions:

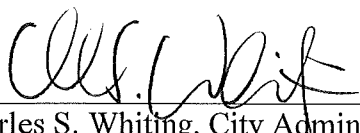
- 1) All conditions of Ordinance 2006-10 shall be adhered to at all times.

**Section 2: Effective Date.** This ordinance shall take effect and be in force 30 days from and after its passage and publication, in accordance with Section 3.09 of the City Charter.

First Reading: June 14, 2011  
Second Reading: June 28, 2011  
Publication Date: *July 2, 2011*

Faribault City Council

  
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John R. Jasinski, Mayor

Attest:   
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Charles S. Whiting, City Administrator