

ORDINANCE NO. , 2ND SERIES  
AN ORDINANCE AMENDING THE CITY CODE  
Approval of Major PUD Amendment Plan  
Tennant Companies P.U.D. No. 114, Amendment #3  
Transform Minnesota, Applicant

The City Council for the City of Golden Valley hereby ordains as follows:

Section 1. City Code Chapter 11 entitled “Land Use Regulations (Zoning)” is amended in Section 11.10, Subd. 2, and Section 11.55, by approving a Major PUD Amendment Plan to Planned Unit Development (P.U.D.) 114 thereby allowing the modification of the current PUD boundary in order to create a new area of land that would allow for the relocation of the existing Damascus Way facility.

This PUD is subject to all of the terms of the permit to be issued including, but not limited to the following specific conditions:

1. The recommendations and requirements outlined in the memo from the Engineering Division, dated April 5, 2018, shall become a part of this approval.
2. Easements identified within section one of the Engineering memo (Preliminary Plat) shall be vacated, rededicated, or created as described and included on the Final Plat.
3. The Development Agreement for PUD No. 114 shall be amended to address the timing of construction of the required stormwater treatment system for the existing Tennant campus and the new Lot 2.
4. A park dedication fee of \$10,044 shall be required prior to the release of the Final Plat.
5. This approval is subject to all other state, federal, and local ordinances, regulations, or laws with authority over this development.

In addition the Council makes the following findings pursuant to City Code Section 11.55, Subd. 6(Q):

1. The modifications do not negatively impact the overall quality of the site, and in fact advance the opportunity for planned improvements to the Tennant Campus by clearing land for future redevelopment.
2. The lot being created previously contained a single-family home, so no significant impacts to desirable portions of the site’s characteristics are likely.
3. The proposed amendment would utilize land efficiently by concentrating ongoing uses within one portion of the site and creating opportunities for future redevelopment, allowing for continued growth of the City’s tax base.
4. The uses being proposed are consistent with the current uses on the site and with the City’s Comprehensive Plan which calls for the preservation and expansion of facilities housing major employers; consistent with other redevelopment goals of the City such as the revitalization of the Douglas Drive Corridor; and would help bring order to an area that is currently a mix of uses and zoning designations and that lacks cohesion.
5. The PUD amendment would not impact the general health, safety, or welfare of the people of the City.

6. The proposed modification does not conflict with the standards applied to the existing PUD and does not invalidate the Intent and Purpose provision of the City Code.

Section 2. The tracts of land affected by this ordinance is legally described as follows:

Tennant Companies PUD No. 114

Section 3. City Code Chapter 1 entitled "General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation" and Sec. 11.99 entitled "Violation a Misdemeanor" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 4. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 1st day of May, 2018.

/s/Shepard M. Harris  
Shepard M. Harris, Mayor

ATTEST:

/s/Kristine A. Luedke  
Kristine A. Luedke, City Clerk