

**CITY OF COLOGNE
CARVER COUNTY, MINNESOTA
RESOLUTION NO. 24-04**

**A RESOLUTION RELATED TO A SKETCH PLANNED UNIT DEVELOPMENT
AMENDMENT FOR VILLAGE MARKET**

WHEREAS, the City of Cologne is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, DDK Construction, Inc, LLC, a Minnesota corporation (the “Applicant”) is the proposed purchaser of certain real property located in the City of Cologne, State of Minnesota, legally described as follows:

Outlot A, THE VILLAGE MARKET

(the “Subject Property”); and

WHEREAS, the Planning Commission of the City did on February 7, 2024, conduct a public hearing in relation to the Applicant’s request for a Sketch Planned Unit Development; and

WHEREAS, the Planning Commission of the City did on February 7, 2024 recommend approval to the City Council that the Sketch Planned Unit Development may qualify as an amendment to the existing Planned Unit Development and appears capable of satisfying the provisions and requirements of the PUD District; and

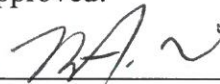
NOW, THEREFORE, BE IT RESOLVED the Sketch Planned Unit Development is approved subject to the following conditions:

1. This approval does not amend the existing PUD for the Village Market Area. Instead, it is a finding that the proposed development may qualify as an amendment to the existing PUD and appears capable of satisfying the provisions and requirements of the PUD District. The applicant must next submit a detailed Concept PUD/Preliminary Plat application. This approval finds that:
 - a. The proposed PUD amendment contains uses that may be permitted in a PUD per Section 153.037 of the Zoning Ordinance.
 - b. The existing residential/commercial mixed-use PUD to be amended consists of at least 100 acres.
 - c. Details of the development will be considered as part of the Concept PUD/Preliminary Plat application.

2. Not later than concurrently with a Concept PUD/Preliminary Plat application, an application to amend the Comprehensive Plan must also be submitted to the City. Approval of a PUD Amendment/Preliminary Plat cannot occur unless the City amends the Comprehensive Plan, subject to Metropolitan Council approval.
3. The Developer shall submit formal requested modifications to the text of the Village Market PUD with the Concept PUD/Preliminary plat application, addressing such as items as parking, setbacks, and land uses for review and consideration by the City Council.
4. Concept PUD/Preliminary Plat submissions should address comments made by the City Engineer in their letter dated January 25, 2024 and the City Planner in their letter dated January 29, 2024.

Adopted and approved by the City Council of the City of Cologne on a vote of 4 ayes and 0 nays effective on the 20th day of February, 2024.

Approved:



Matt Lein
Mayor

Attested:

Michelle Morrison
Michelle Morrison
City Administrator/Clerk

M/ Kells

S/ Szaroletta

Lein yes

Szaroletta yes

Kells yes

Bruss yes

Lenzen na