**ORDINANCE NO. : 2024-02**

**CITY OF ROCKFORD**

**WRIGHT AND HENNEPIN COUNTIES, MINNESOTA**

**AN ORDINANCE AMENDING THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR THE LANDINGS OF ROCKFORD.**

THE CITY COUNCIL OF THE CITY OF ROCKFORD HEREBY ORDAINS:

**Section 1. Legal Description.** The legal description of the property included in the PUD District shall be as described by Exhibit A.

**Section 2.** **PUD District.** The property is zoned PUD, Planned Unit Development District subject to the terms and conditions set forth by Ordinance 2021-02 adopted by the City Council on June 22, 2021.

**Section 3. Repeal.** Ordinance 2021-02 is hereby repealed in its entirely and amended to read as set forth herein.

 **Section 4.** **Landings of Rockford Planned Unit Development District.** Any allowed uses and standards not specifically addressed by the Landings of Rockford Planned Unit Development District shall be subject to the requirements set forth by the Rockford Zoning Ordinance understanding that subsequent, more specifically detailed, PUD Development Stage Plans may seek modification of the standards and requirements established by the Zoning Ordinance by City Council approval provided that the proposed flexibility is shown to be consistent with the goals and objectives of the City of Rockford Comprehensive Plan and complies with the fundamental principals for the requirements established by the Zoning Ordinance, even without their strict application.

 **Section 4.** **Allowed Uses.** The allowed uses within the Landings of Rockford Planned Unit Development District shall include all permitted uses, permitted accessory uses, conditional uses, interim uses and uses allowed by administrative permit, within the R-3, Multiple Family Residential District, subject to approval of a Development Stage Plan in accordance with of the Zoning Ordinance.

**Section 5. Lot Requirements.** Lot requirements for the Landings of Rockford Planned Unit Development District shall conform to the following minimum standards of the respective base zoning district for the lots and outlots of the preliminary plat as established in Section 4 of this Ordinance.

**Section 6. Construction Standards.** The construction of principal and accessory structures within the PUD District shall conform to the requirements of the Zoning Ordinance applicable to the base zoning district for the lots and outlots of the preliminary plat as established in Section 4 of this Ordinance, unless modified by approval of a PUD Development Stage Plan.

**Section 7.** **Performance Standards.**  Development of the lot(s) within PUD District shall conform to the requirements and standards of the Zoning Ordinance, except as may be modified through approval of a PUD Development Stage Plan.

 **Section 8.** **Future Phases and Amendments.** Approval of PUD Development Stage Plans, modifications of the performance standards established by the Landings of Rockford Planned Unit Development District, and the inclusion of additional lands within this PUD District shall be processed in accordance with requirements of the Zoning Ordinance.

**Section 9.** The zoning map of the City of Rockford shall not be republished to show the aforesaid rezoning, but the City Clerk shall appropriately mark the zoning map on file in the City Clerk’s office for the purpose of indicating the rezoning hereinabove provided for in this Ordinance, and all of the notations, references and other information shown thereon are hereby incorporated by reference and made part of this Ordinance.

**Section 10.** This Ordinance shall be effective upon its passage and publication in accordance with State Statute.

**ADOPTED by the City Council of the City of Rockford this 11th day of June, 2024.**

 **CITY OF ROCKFORD**

 BY:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Renee Hafften, Mayor

ATTEST

BY:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Debbie Buoy, Assistant City Administrator/City Clerk