

ORDINANCE NO. 2019 - 12

AN ORDINANCE THAT INCLUDES MULTIPLE CITY CODE AMENDMENTS:

CODIFYING WHEN SIGNATURES ARE REQUIRED FROM MULTIPLE PROPERTY OWNERS WITHIN A PLANNED DEVELOPMENT (21.501.02);

CLARIFYING EXPIRATION OF FINAL DEVELOPMENT PLAN APPROVAL FOR MULTIPHASE DEVELOPMENTS (21.501.03);

THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21

ARTICLE V: ADMINISTRATION AND NONCONFORMITY

DIVISION A: APPROVALS AND PERMITS

§21.501.02 PRELIMINARY DEVELOPMENT PLANS.

(f) *Content.* Preliminary development plan applications must include the following information, unless exempted by the Planning Manager:

(1) An application form signed by the property owner(s) or authorized representative[;] of the parcel on which development is proposed. For planned developments, the application form must be signed by property owners or authorized representatives of parcels within the planned development that:

(A) Will be physically changed by proposed construction activity, unless the change is allowed under an existing easement or agreement; or

(B) Will lose an access point that the parcel uses.

§ 21.501.03 FINAL DEVELOPMENT PLANS.

(f) *Expiration.* Final development plans for the first phase of development expire two years after approval if no building permit (or other applicable permit if no building permit is required) is issued for the approved development within that timeframe. This expiration standard applies to all final development plans approved on or after December 1, 2009. For multiple phase developments, each subsequent phase expires after the later of:

(1) Two years after approval of the final development plan for that phase of development if no building permit (or other applicable permit if no building permit is required) is issued for the phase of development within that timeframe or;

(2) Two years after the first temporary or permanent certificate of occupancy is issued for the preceding phase. A land owner may apply to the Director of Community Development for no more than one time extension of up to one year on each phase. The Director of Community Development may issue the extension upon a finding that the applicant is making a good faith effort to make progress on the final development plans.

(g) *Content.* Final development plan applications must include the following information, unless exempted by the Planning Manager:

(1) An application form signed by the property owner(s) or authorized representative[;] of the parcel on which development is proposed. For planned developments, the application form must be signed by property owners or authorized representatives of parcels within the planned development that:

(A) Will be physically changed by proposed construction activity, unless the change is allowed under an existing easement or agreement; or

(B) Will lose an access point that the parcel uses.

Passed and adopted this 7th day of January, 2019.

/s/ Gene Winstead

Mayor

ATTEST:

APPROVED:

/s/ Denise M. Christenson

Secretary to the Council

/s/ Melissa J. Manderschied

City Attorney