

FRIDLEY CITY CODE
SECTION 205.24. S-2 REDEVELOPMENT DISTRICT REGULATIONS
(Ref Ord. 1277)

1. PURPOSE

The purpose of this special zoning district is to:

- A. Allow for a mixed use development within special redevelopment district is set up under Chapter 462 of Minnesota State Statutes for the health, safety and general welfare of the City.
- B. Allow for the maximum flexibility in the promotion of difficult redevelopment projects.
- C. Allow for development by a plan which is acceptable to, and in the best interest of, the City and the overall district and development plan.

2. USES PERMITTED

Permitted uses in S-2 Districts are:

Those uses which are acceptable to the overall redevelopment plan and specific development plans as approved by the City. Upon approval of the specific development plans, the City shall determine the specific uses that are permitted within the development.

3. USES ALLOWED AFTER PLAN DEVELOPMENT

Uses allowed in each individual building after construction will be the same as or similar to those uses approved in Section 205.22.2. above.

4. USES EXCLUDED

Those uses unacceptable to the overall redevelopment plan and specific development plans, as determined by the City, are excluded uses in S-2 Districts.

5. PROCESS FOR APPROVAL

- A. Plans for each individual project or combination of projects must be submitted, upon payment of any required fee as provided in Chapter 11 herein, to the Planning Commission for review and recommendation to the City Council according to the procedures listed in Section 205.05.4. of the zoning code. The City Council shall have final authority to approve all project plans.

B. Project plans submitted to the Planning Commission and City Council shall include the following minimum criteria:

- (1) Site plans showing the location of buildings, off-street parking, street and utility locations, auto and pedestrian access to and from the project, any modification to existing services, grading plans, storm water plans, building exterior finish, lighting and signing and landscape plans.
- (2) Written City staff review on project compatibility to the overall redevelopment plan.
- (3) Review and recommendation to the City Council from the Fridley Housing and Redevelopment Authority (HRA).

C. Any substantial modification to the plan must be submitted through the Planning Commission and approved by the City Council.

6. PERFORMANCE STANDARDS

All performance standards for uses in this district shall be comparable to other similar uses that are allowed in other districts. Parking space sizes may be reduced to nine (9) feet in width upon approval of a special use permit. (Ref. Ord. 952)