

CITY OF FOREST LAKE
WASHINGTON COUNTY, MINNESOTA
ORDINANCE NO. 767

**AN ORDINANCE AMENDING THE CITY OF FOREST LAKE OFFICIAL ZONING MAP, REZONING ALL
PROPERTY ASSOCIATED WITH SPIKES AND HOULES FROM MU-1 (DOWNTOWN MIXED USE)
TO MU-1 PUD (DOWNTOWN MIXED USE PLANNED UNIT DEVELOPMENT)**

Section One. Zoning Map Amendment. The following property is hereby rezoned from MU-1, Downtown Mixed Use to MU-1 PUD, Downtown Mixed Use Planned Unit Development:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Inclusive, Block 2, Northern Pacific Addition, Washington County, Minnesota

Abstract Property

and

That part of Government Lot 2 of Section 8, Township 32 North, Range 21 West, Washington County, Minnesota described as follows:

Beginning at the Northeast corner of Block 2 of the recorded plat of Northern Pacific Addition; thence Southerly along the Easterly line of said Block 2 to the intersection of a line parallel with and distant 50 feet West of, as measured at a right angle to the center line of the main track of the Burlington Northern Railroad Company; thence Northerly along said parallel line to the Easterly prolongation of the North line of said Block 2; thence Westerly, along said Easterly prolongation to the point of beginning.

Washington County, Minnesota

Abstract Property

Section Two. PUD District Regulations. Permitted uses and regulations acceptable to the PUD are hereby established as follows:

1. Principal Uses:

- a. Principal uses on the property shall be limited to those permitted in the underlying MU-1 Zoning District for all of the property as legally described in Section One, above.

2. Accessory Uses:

- a. Accessory uses on the property shall be limited to those permitted in the underlying MU-1 Zoning District for all of the property as legally described in

Section One, above.

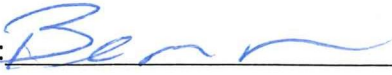
3. Accessory Structures:
 - a. The maximum number of accessory structures shall be 4.
 - b. The maximum allowable total or accumulated floor area of all detached accessory structures shall be 9,100 square feet.
4. Parking Requirements:
 - a. The minimum number of parking spaces shall be a minimum of 51 stalls.
5. Landscaping Regulations:
 - a. The minimum number of overstory trees shall not be less than the perimeter of the lot divided by 60.
 - b. The minimum number of understory trees and shrubs shall not be less than 27 trees and shrubs.
6. Building Design Requirements:
 - a. Permitted major exterior materials of all walls shall include carbonate sheets and panels. Major materials must cover at least 60% of the exterior.
 - b. The commercial greenhouse is exempt from strict conformance with building design requirements established in Section 153.084(H)(1) and (2) of the Forest Lake Zoning Ordinance. The greenhouse plans dated 05-16-2025 shall be modified as determined appropriate by City staff to better meet the intent of the City's design guidelines.
7. Flexibility to other standards, as may have been approved by the City of Forest Lake with the Spikes and Houles Planned Unit Development.
8. Other Standards – Other standards including but not limited to lot dimension and building bulk standards shall be those found in the Forest Lake Zoning Ordinance not limited to standards for the underlying MU-1 Zoning District.

Section Three. Zoning Map. The zoning map of the City of Forest Lake shall be republished in the ordinary course to show the aforesaid zoning, and in the interim the Clerk shall appropriately mark the zoning map on file in the 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 a part of this ordinance.

Section Four. Effective Date. This ordinance shall become effective immediately upon the approval of a Planned Unit Development for the property described in Section One, above, consistent with the standards herein.

Passed in regular session of the City Council on the 26th day of January, 2026.

CITY OF FOREST LAKE

By: 

Its: Blake Roberts

Mayor

Attested:

By: 

Its: Jolleen Chaika

Assistant City Administrator

This Ordinance _____ was published on the _____ day of _____,
2026.