

BENTON COUNTY ORDINANCE NO.495

**AN ORDINANCE AMENDING ORDINANCE NUMBER 351 and 385
OAK HILL ESTATES PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, an application has been made pursuant to Sections 11.9 and 7.12.5 of the Benton County Development Code to amend the Development Plan for the Planned Unit Development District known as Ordinance # 351 and #385; and,

WHEREAS, the Oak Hill Estates Homeowners Association, has submitted an amended development plan addressing accessory structure setback requirements for the subject property, which is attached hereto and incorporated herein by reference; and,

WHEREAS, on July 23 and 27, 2024 Notice of Public Hearing and intent to amend Benton County Ordinance was published in the official newspaper of the county; and,

WHEREAS, on August 8, 2024, the Benton County Planning Commission held a public hearing thereon and recommended same to the Benton County Board of Commissioners for approval and passage; and,

WHEREAS, on August 20, 2024, the Benton County Board of Commissioners held a public hearing and approved the proposed ordinance amendment; and,

WHEREAS, the Benton County Board of Commissioners find that the amendments to the Planned Unit Development District described herein comport with the Benton County Comprehensive Land Use Plan and are appropriate.

NOW PURSUANT TO THE AUTHORITY VESTED BY MINNESOTA STATUTES SECTION 394.25, THE BENTON COUNTY BOARD OF COMMISSIONERS ORDAINS: that the provisions of the Development Plan are hereby amended as follows:

Benton Co Admin
no fee

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Land Description:

The South Half of the Southeast Quarter of Section 14, and the North Half of the Northeast Quarter of Section 23, and the Northwest Quarter of Section 24, and the West Half of the Northeast Quarter of Section 24, Township 37 North, Range 31 West of the 4th Principal Meridian, Watab Township, Benton County, Minnesota. Less and Except Blocks 1, 2, 3, 4 and 5 of OAK HILL ESTATES, according to the recorded plat thereof.

PUD Population and Land Use

A tabulation indicating the number of residential dwelling units and expected population is as follows:

Number of residential dwellings units = 364.

8 patio homes x 2 people/unit = 16.00
356 single family x 2.52 people/unit = 897.12

The expected population is: 913.12

Land Usage: 28.5% Open Area
56.5% Residential Lots
15.0% Roadways

PUD Building Setbacks:Phase 1 - Single Family

Front: 30 feet

Side: 5 feet

Rear: 30 feet

Phases 2 thru 5 – Single Family

Front: 30 feet

Side: 10 feet

Rear: 30 feet

Phase 6 – Patio Homes

Zero lot line setbacks

Remaining phases – Single Family

Front: 30 feet

Side: 10 feet

Rear: 30 feet

Accessory Structures Rear Yard Setback (front & side setback remain the same as the dwelling).

Lots abutting other single-family lots: 10 feet

Lots abutting outlots with no future development plans for housing according to the attached exhibits: 5 feet

PUD Layout

A detailed site plan showing the physical layout, design, street locations and public road access points is shown on Exhibit B.

Remaining Exhibits

Open areas and Phasing are shown on Exhibit C.

General location of the Entrance Monuments and Sewage treatment center are shown on Exhibit D.

All Outlots are shown on Exhibit F.

All Outlots except C and D will be owned by the Association and subject to the following uses:

- Outlot A: Retention Ponds, Walking Trail and Open Space
- Outlot B: Walking Trail and Open Space.
- Outlot C: Non-buildable residual to be sold with adjacent lot
- Outlot D: Non-buildable residual to be sold with adjacent lot
- Outlot E: Wetland, Walking Trail and Open Space.
- Outlot F: Wetland, Walking Trail and Open Space.
- Outlot G: Wetland, Walking Trail and Open Space.
- Outlot H: Wetland, Walking Trail, Open Space and Mitigation Area.
- Outlot I: Sewage Treatment Area
- Outlot J: Wetland, Walking Trail and Open Space.
- Outlot K: Wetland, Walking Trail and Open Space.
- Outlot L: Open Space.
- Outlot M: Open Space
- Outlot N: Open Space.
- Outlot O: Walking Trail and Open Space.
- Outlot AA: Wetland, Walking Trail and Open Space
- Outlot BB: Wetland, Walking Trail and Open Space
- Outlot CC: Wetland, Walking Trail and Open Space
- Outlot DD: Association Owned Walking Trail, Open Space, and Wetland
- Outlot EE: Association Owned Walking Trail, Open Space, and Wetland

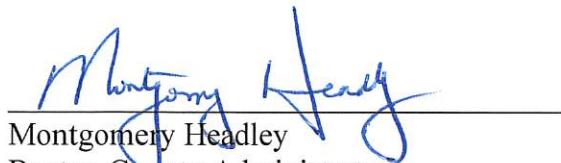
This ordinance shall be effective upon publication.

Approved and adopted by the Benton County Board of Commissioners this 20th day of August in the year of 2024.



Jared Gapinski, Chair
Benton County Board of Commissioners

ATTEST:



Montgomery Headley
Benton County Administrator

EXHIBIT B. SHEET 1

PLANNED UNIT DEVELOPMENT OAK HILL ESTATES



EXHIBIT C. SHEET 1

OAK HILL ESTATES
OPEN AREAS AND PHASING

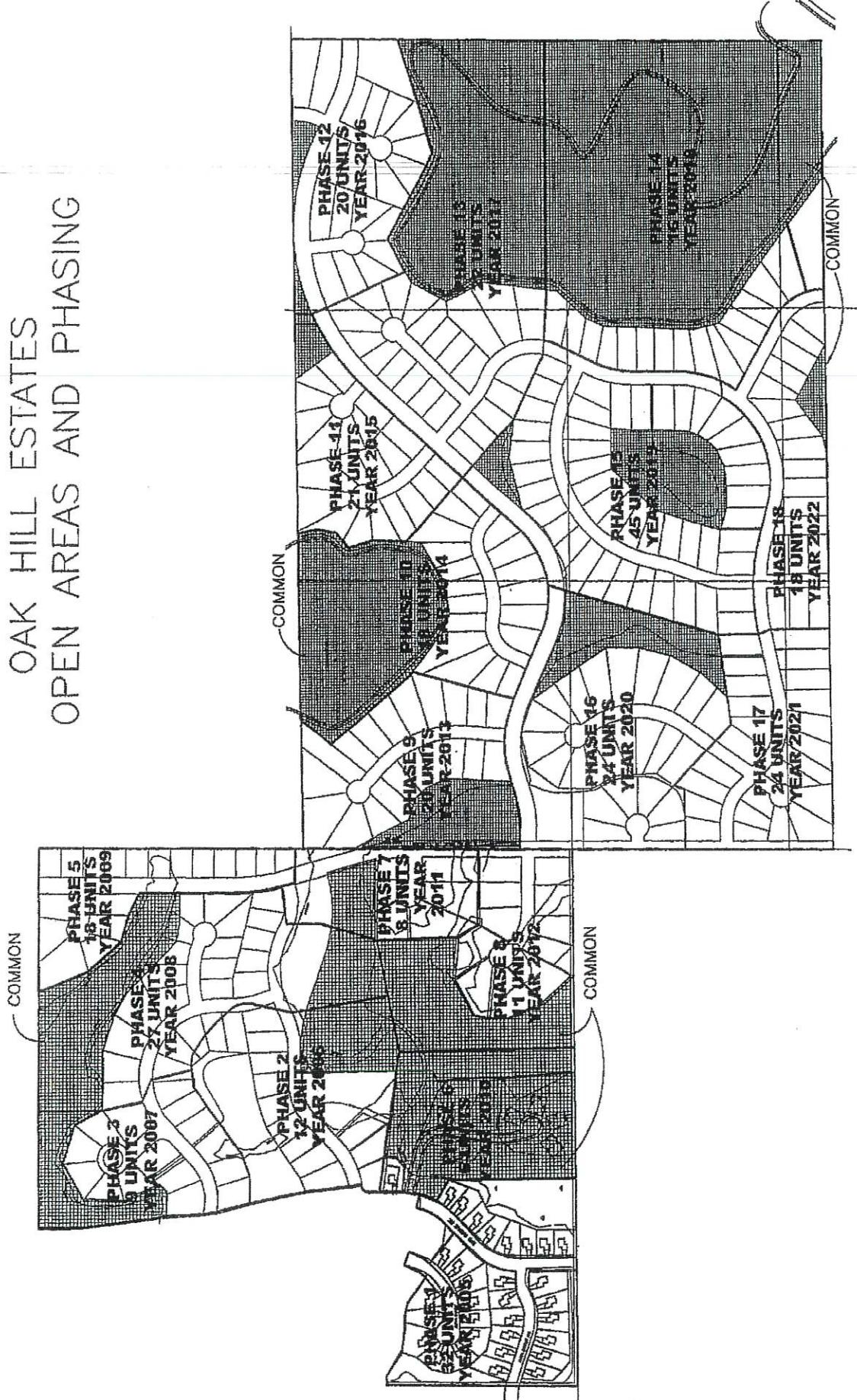


EXHIBIT D. SHEET 1
ENTRANCE MONUMENT AND SEWAGE TREATMENT CENTER LOCATIONS
OAK HILL ESTATES

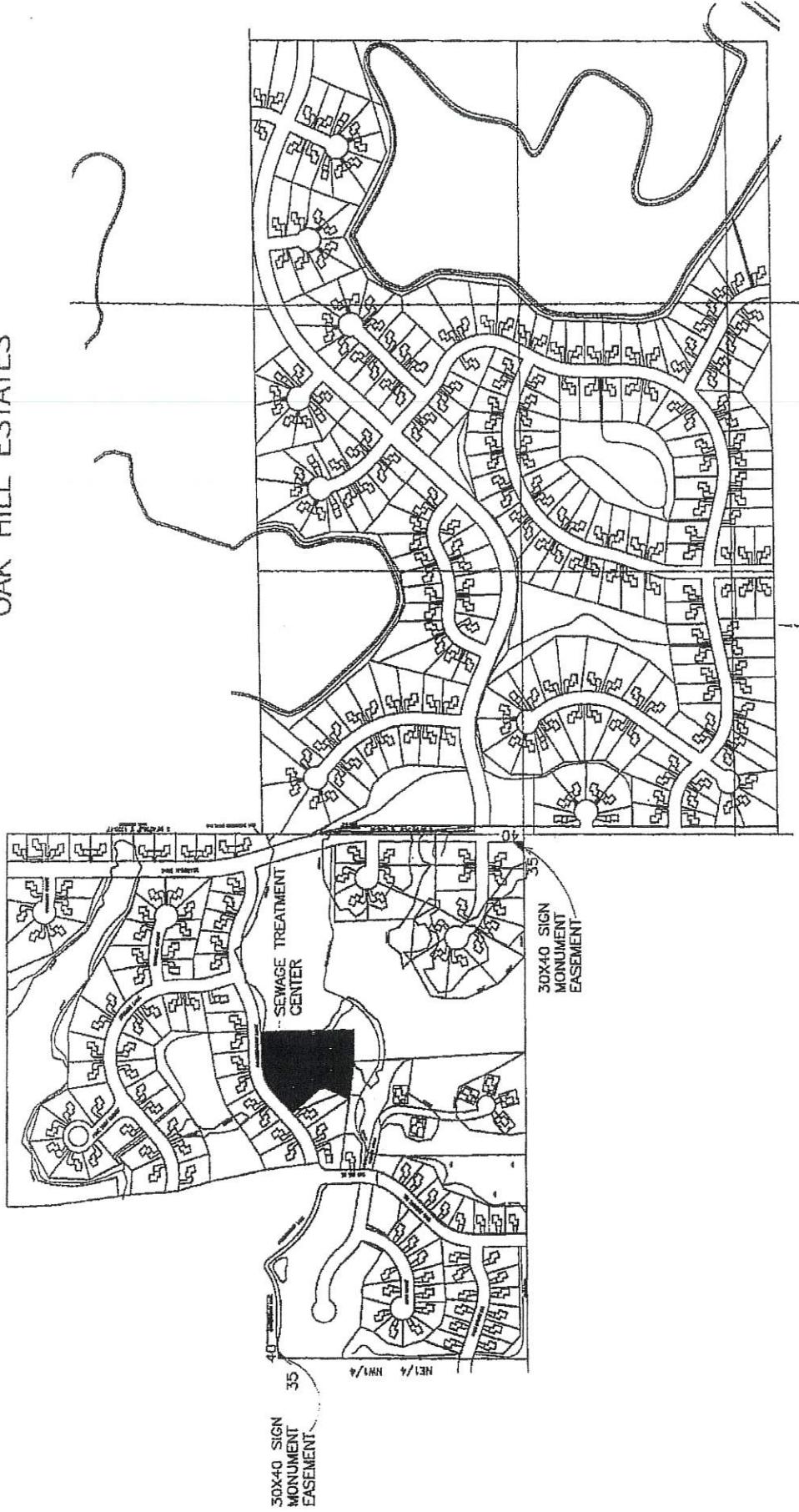


EXHIBIT F. SHEET 1
OAK HILL ESTATES
OUTLOTS

